

DATE SUBMITTED: Aug 19, 92

PERMIT NO. 42610 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS ³⁵⁵⁵ ~~3555~~ North 15th S

SQ. FT. OF BLDG: 1760

SUBDIVISION Pt ARMIGAN

SQ. FT. OF LOT: 13,065

FILING # 2 BLK # 1 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-⁵¹~~12~~-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Dwain McClelland

USE OF EXISTING BUILDINGS: Residential

ADDRESS 3321 CRD Palisade

DESCRIPTION OF WORK AND INTENDED USE: New Home for Residence

TELEPHONE: 434-7074

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE ~~R5E-4~~ RSE-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT ~~30ft~~ 25'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE ~~15ft~~ 7ft REAR ~~30ft~~ 30ft

CENSUS TRACT: 10 ~~10~~ TRAFFIC ZONE: 721

MAXIMUM HEIGHT ~~32ft~~ 32ft

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval

[Signature]
Applicant Signature

8-19-92
Date Approved

8-19-92
Date

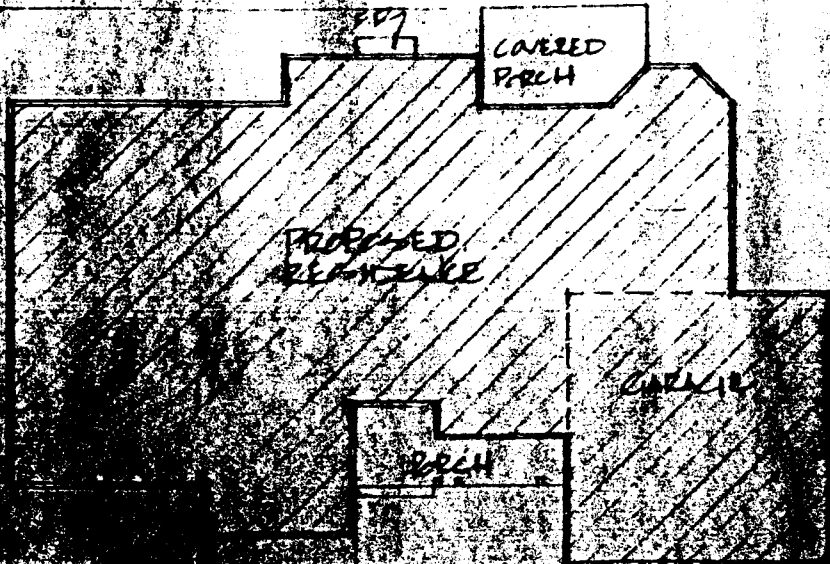
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

90'

ACCEPTED KW 8-19-92
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PREPARE
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

20'-0"

16'-3"



8'

700'

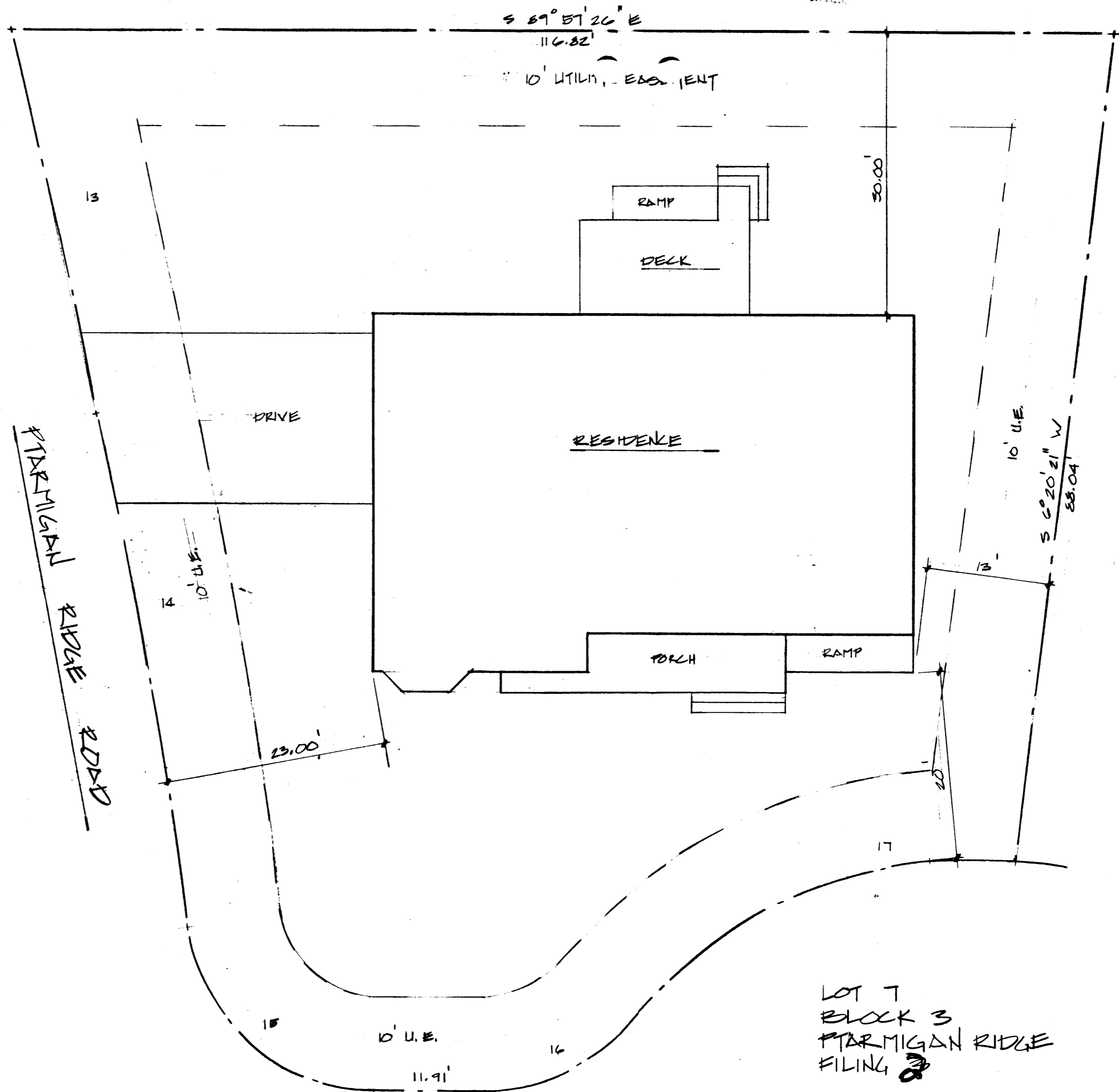
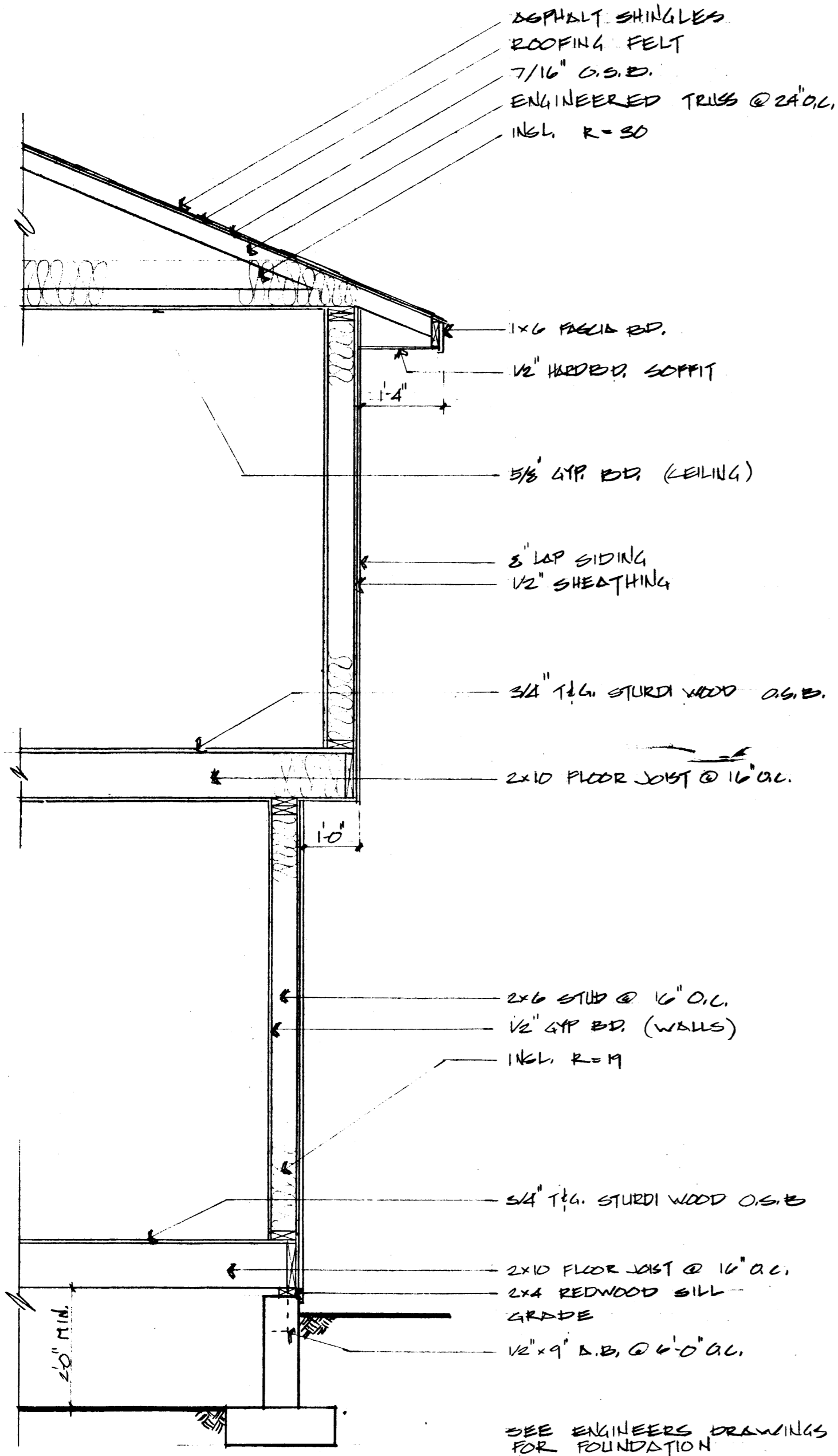
12'

90'

STREET

PAUL & ANN BEEN RESIDENCE

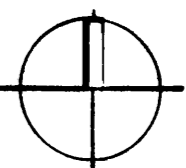
ACCEPTED 5/15/92 Kelle
 ANY OTHER USES WITHOUT THE REGISTER
 APPROVED BY THE DISTRICT ENGINEER
 DEPT. OF PUBLIC WORKS, DIVISION OF
 RESOURCES MANAGEMENT, SHALL BE THE
 LOCATOR AND PROPERTY LASEMENTS
 AND PROPERTY LINES.



LOT 7
 BLOCK 3
 PTARMIGAN RIDGE
 FILING

SECTION

SITE PLAN
 SCALE 1" = 10'-0"



WITT HOMIES

QUALITY BUILT HOMES
 P.O. BOX 2584, GRAND JUNCTION, COLORADO 81501 (303) 241-1000
 P.O. BOX 2431, LONGMONT, COLORADO 80501 (303) 678-0328
 109 TAMARISK TRAIL, PARACHUTE, COLORADO 81635 (303) 285-7536

DRAWN RUPP
CHECKED R.W.
DATE 4-13-92
SCALE AS NOTED
SHEET 1
OF 7 SHEETS