

DATE SUBMITTED: 5/15/92

PERMIT NO. 41857

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3601 N 15th St

SQ. FT. OF BLDG: 1940

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF LOT: 14,250

FILING # 2 BLK # 1 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-51-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Steve Witt

USE OF EXISTING BUILDINGS: N/A

ADDRESS Box 2584, G.J.C. 81502

DESCRIPTION OF WORK AND INTENDED USE: Single Family Home

TELEPHONE (303) 241-1000

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

FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES NO

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES NO

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

N/A

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
5/15/92
Date Approved

[Signature]
Applicant Signature
5/15/92
Date

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

LOT 5
BLOCK 1
MICHIGAN RIDGE
FILM 2

Sheri
Walt Barber

