

DATE SUBMITTED: 7/16/92

PERMIT NO. 42417 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3624 N. 15th St.

SQ. FT. OF BLDG: 1500

SUBDIVISION Pfarrmigan Ridge

SQ. FT. OF LOT: 9029

FILING # 2 BLK # 3 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 10226003

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

OWNER Marilyn Walter

USE OF EXISTING BUILDINGS: None

ADDRESS Box 628, Parachute, CO 81435

DESCRIPTION OF WORK AND INTENDED USE: Build Single Family Home

TELEPHONE: (303) 285-7536

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-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 321

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.

Angeline Barrett
Department Approval

[Signature]
Applicant Signature

7/16/92
Date Approved

7/16/92
Date

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

