

DATE SUBMITTED: 7.29.92

PERMIT NO. 42425 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3625 N. 15<sup>TH</sup> ST.

SQ. FT. OF BLDG: 2400 SQ. FT. <sup>INCL.</sup> GARAGE

SUBDIVISION PARMIGAN RIDGE

SQ. FT. OF LOT: ~~15470~~ 15470

FILING # 2 BLK # 1 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-51-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER MTN. HIGH ENT.

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS P.O. Box 1452

TELEPHONE: 243-9564

DESCRIPTION OF WORK AND INTENDED USE: NEW SINGLE FAMILY RESIDENCE

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 X

SETBACKS: FRONT 45' from CL

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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  
7/29/92  
Date Approved

David Hoffma  
Applicant Signature  
7.29.92  
Date

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

3625 N. 15<sup>TH</sup> ST.  
LOT 6, Bk. 1  
PARMIGIANI RIDGE  
FILING #2

162.57'

15'

72'

94.33'

25'

15'

N

