

DATE SUBMITTED: 5/15/92

PERMIT NO. 41960 ✓
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3656 N. 15th St. SQ. FT. OF BLDG: 3200
 SUBDIVISION Parnigan Ridge SQ. FT. OF LOT: 10240
 FILING # 2 BLK # 3 LOT # 7 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-012-26-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0
 OWNER Paul Keen USE OF EXISTING BUILDINGS: 0
 ADDRESS P.O. Box 608, Parachute, CO 81635
 TELEPHONE: 285-7536 DESCRIPTION OF WORK AND INTENDED USE:
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 ✓
 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: N/A 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.

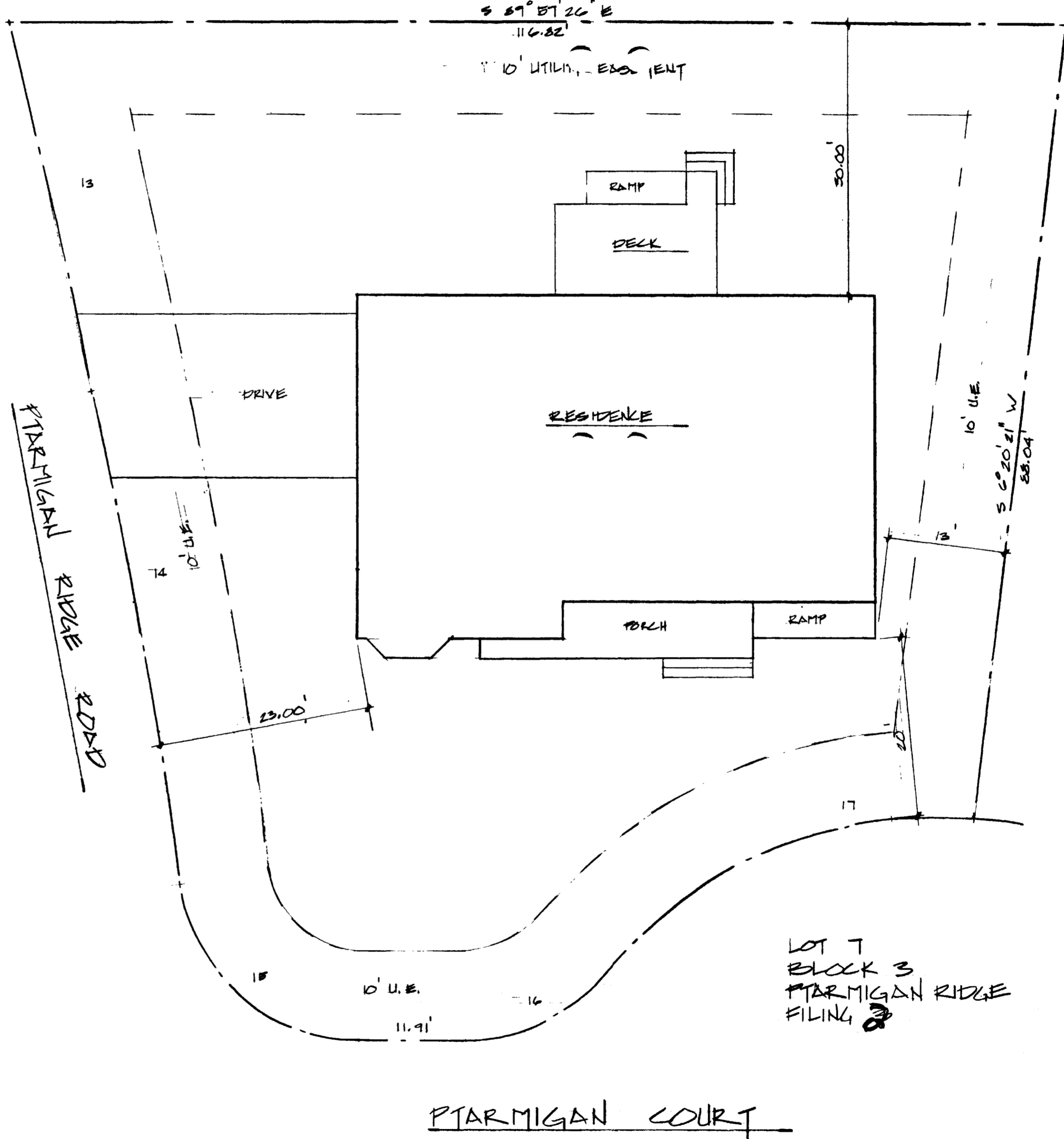
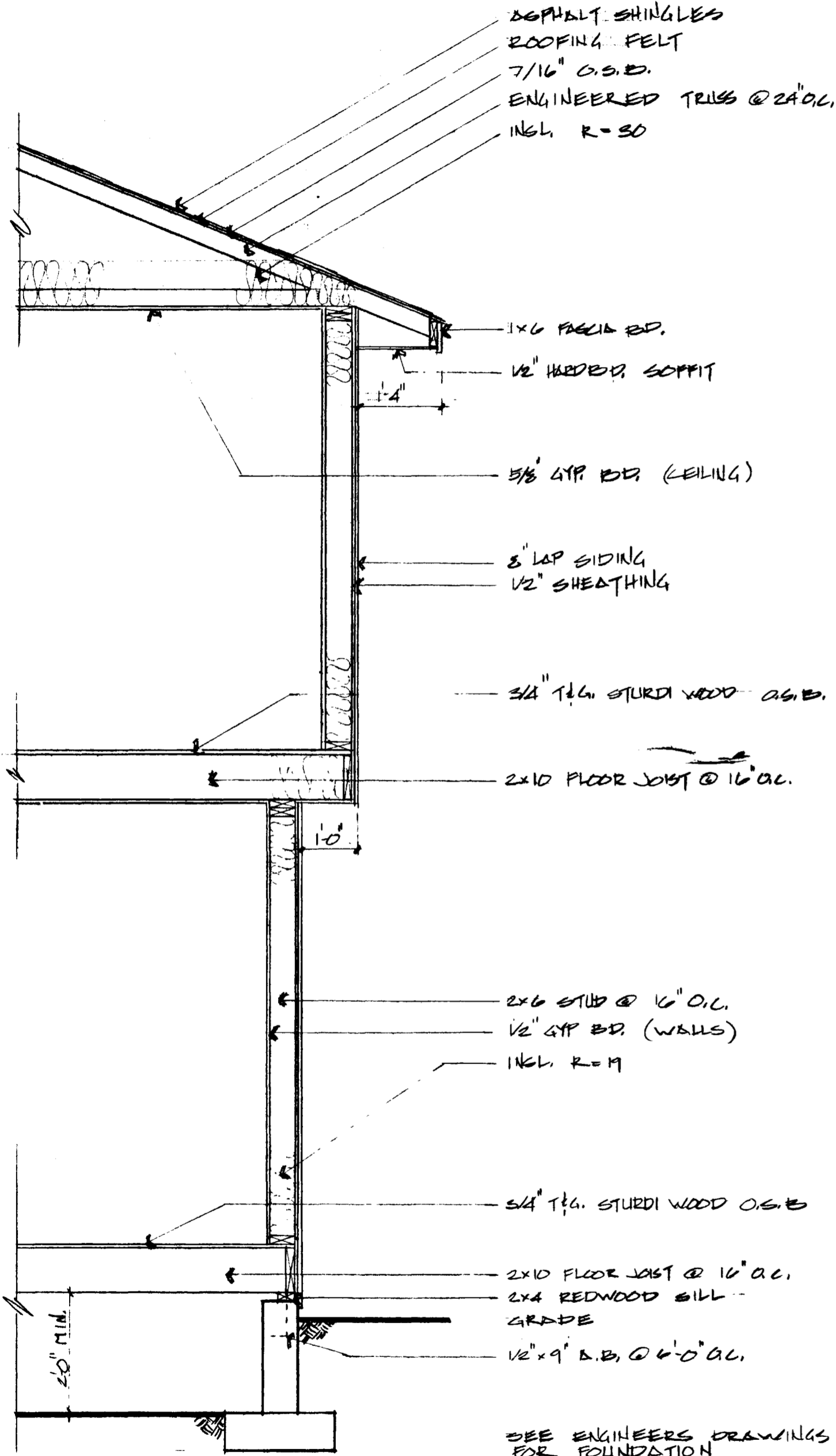
[Signature]
 Department Approval
5/15/92
 Date Approved

[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)

PAUL & ANN BEEN RESIDENCE

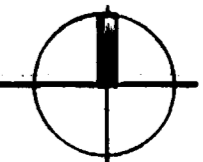
ACCEPTED 5/15/92 *Kell*
 ANY CHANGE OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. BEFORE THE OWNER'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



LOT 7
 BLOCK 3
 PTARMIGAN RIDGE
 FILING #

SECTION

S I T E P L A N



WITT HOMES

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