

DATE SUBMITTED: 3/4/92

PERMIT NO. 411251

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 4224 27 1/2 Rd

SQ. FT. OF BLDG: 2,700

SUBDIVISION Ptarmigan Estates

SQ. FT. OF LOT: 24,500 + or - .56 Acre

FILING # \_\_\_\_\_ BLK # 1 LOT # 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294501146011

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

OWNER Keith Kaler

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

ADDRESS 2531 Pheasant Run Cir

DESCRIPTION OF WORK AND INTENDED USE:  
construction of single Family Residence

TELEPHONE: 241-9538

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ASB Plan File # 55-89  
ZONE PR 55-89  
SETBACKS: FRONT 10'  
SIDE 10' REAR 10'  
MAXIMUM HEIGHT 32'

FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT: 10 TRAFFIC ZONE: 15  
PARKING REQ'MT 2 spaces

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  
3/4/92  
Date Approved

James H. Palmer  
Applicant Signature  
March 4, 1992  
Date

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

Koler Residence  
4224 27 1/2 Rd  
Pfarmigan Estates  
Lot: 11 Block 1  
Mex hgt. 32

