

DATE SUBMITTED: 6/6/92

PERMIT NO. 41954 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3336 Northridge Dr.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Northridge Estates

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 3 BLK # 3 LOT # 15

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-023-10-015

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Rai Warzecha

USE OF EXISTING BUILDINGS: single family residence

ADDRESS 3336 Northridge Dr.

DESCRIPTION OF WORK AND INTENDED USE: swimming pool

TELEPHONE: 241-4471

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

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

ZONE RSE-4

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20' from lot line

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

SIDE 3' - Accessory REAR 10

CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT \_\_\_\_\_

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.

Angelina Barrett  
Department Approval

Paula Drake  
Applicant Signature

6/6/92  
Date Approved

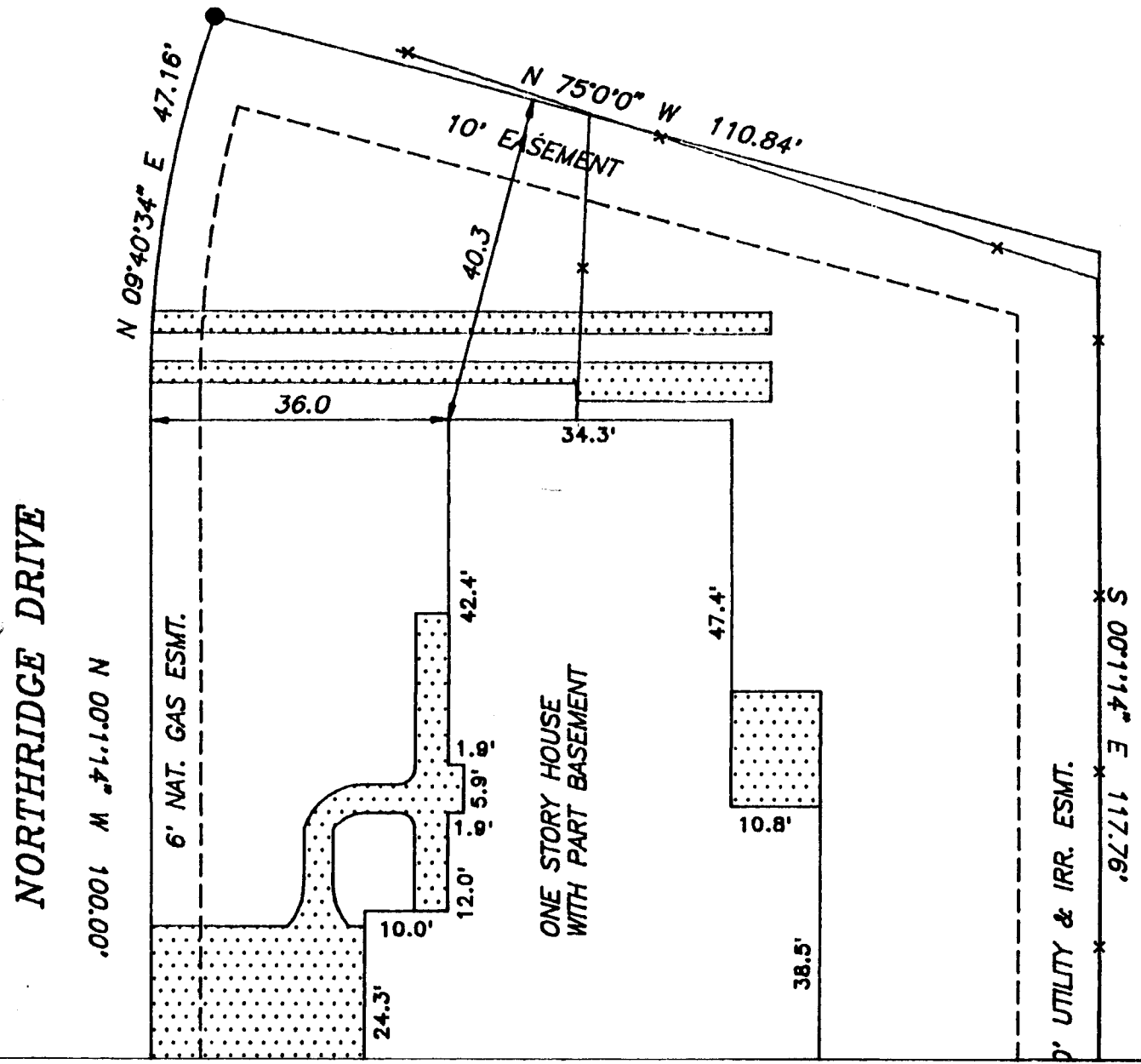
6-3-92  
Date

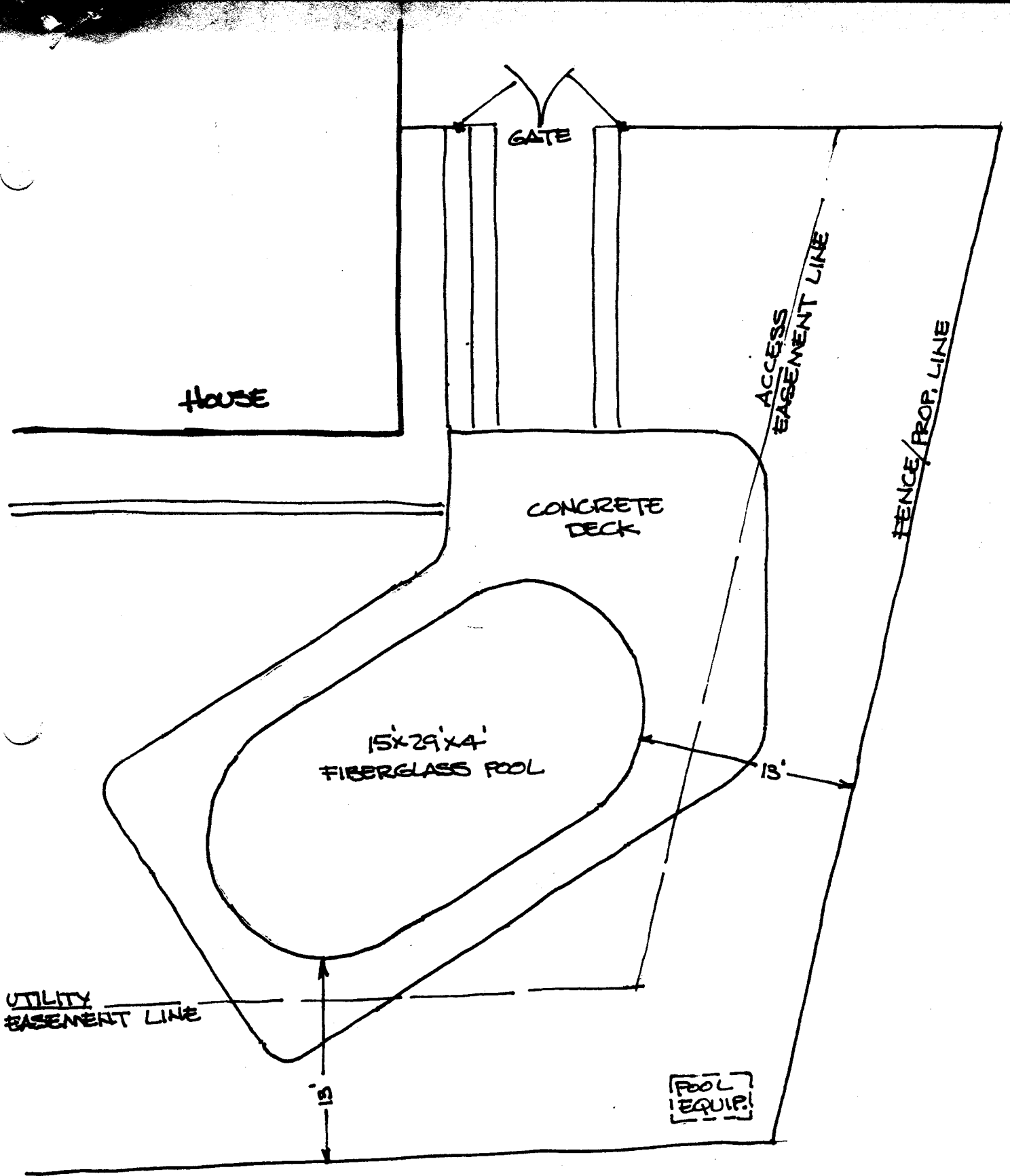
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

# IMPROVEMENT LOCATION CERTIFICATE

3336 NORTHRIDGE DRIVE, GRAND JUNCTION, COLORADO  
 LOT 15, BLOCK 3, NORTHRIDGE ESTATES FILING NO. THREE, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.





$\frac{1}{8}'' = 1'-0''$

WARZECHA POOL  
 3336 NORTHRIDGE DR.  
 241-4491