

DATE SUBMITTED: 4/20/92

PERMIT NO. 41548 ✓

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

[Handwritten mark]

BLDG ADDRESS: 2290 East Pizze Pl.

SQ. FT. OF BLDG: 2300

SUBDIVISION: Parnigan Estates

SQ. FT. OF LOT: 18000

FILING NO. 1 BLK NO. 1 LOT NO. 19

NO. OF FAMILY UNITS: one

TAX SCHEDULE NO: 2945 011 46019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER: Ray + Martha Carlson

USE OF EXISTING BUILDINGS: _____

ADDRESS: 3220 Beechwood

DESCRIPTION OF WORK AND INTENDED USE: NEW HOUSE

TELEPHONE: 242-5748

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

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 15

GEOLOGIC HAZARD: YES ___ NO

SIDE 1 REAR 10 10' between

CENSUS TRACT: 10 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 32 Houses

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
4/20/92
Date Approved

[Signature]
Applicant Signature
4-20-92
Date

4/20/92 *WLL*

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

