

DATE SUBMITTED: 10-29-92

PERMIT NO. 43495 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 4031 Parmigan Piazza SQ. FT. OF BLDG: 2106

SUBDIVISION Parmigan Estates SQ. FT. OF LOT: .55 acres

FILING # _____ BLK # 6 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-46-006 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Phil & Diana McCowen USE OF EXISTING BUILDINGS: _____

ADDRESS 4031 Parmigan Piazza

TELEPHONE: 2425867 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 RSK-4 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 75' from centerline GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 30' CENSUS TRACT: 6 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32' 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.

[Signature]
Department Approval

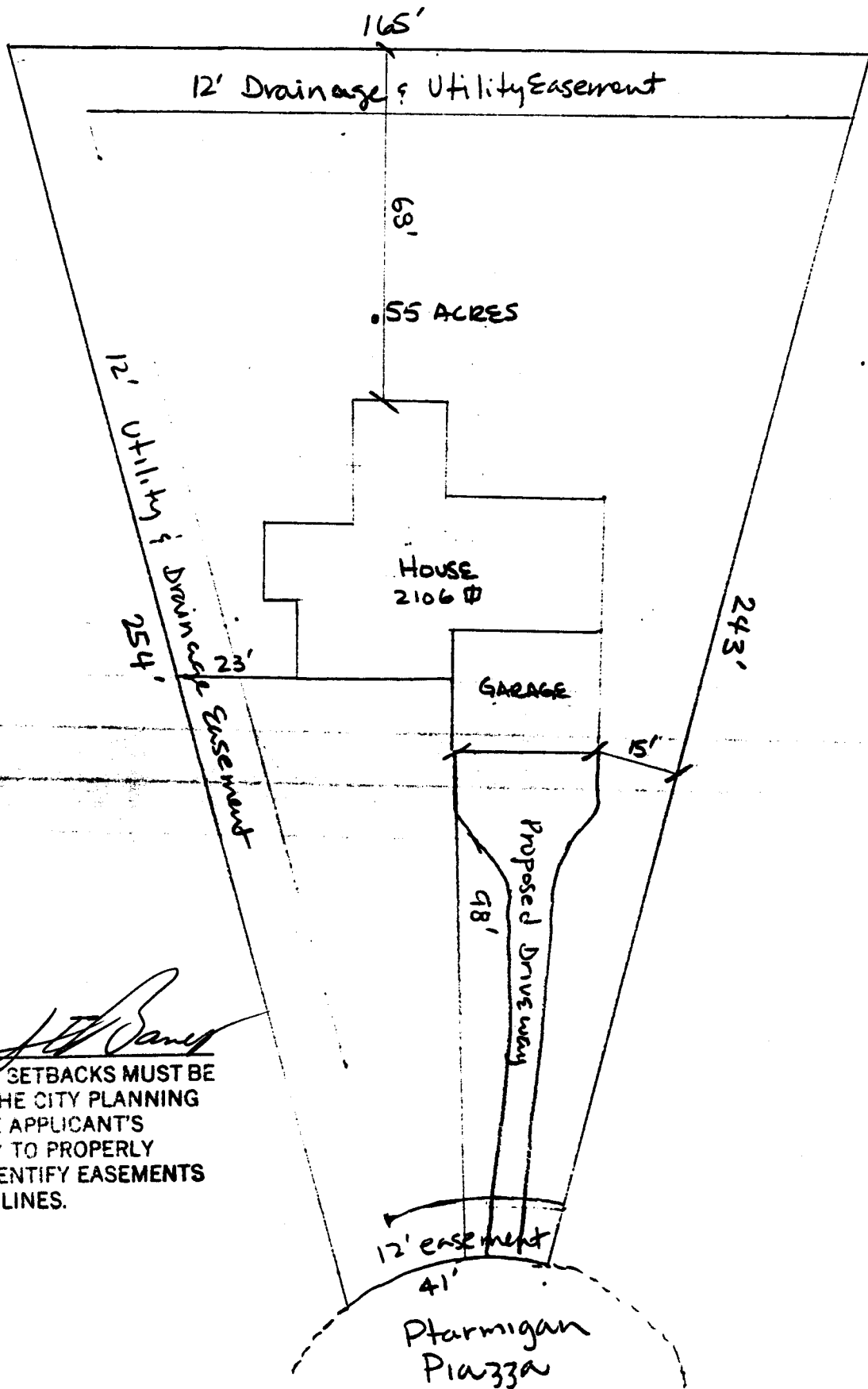
Thomas's Sun, Inc by
Applicant Signature
J. Thomas, Pres.

10-29-92
Date Approved

Date 10-28-92

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

McCowan Residence Site Plan
4031 Ptarmigan Piazza
Lot 1, Block 6, Ptarmigan Estates



ACCEPTED *J. J. Jones*
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.