

DATE SUBMITTED: 11-6-92

PERMIT NO. 43503 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1520 Parmigan Ct. North SQ. FT. OF BLDG: 1,780

SUBDIVISION Parmigan SQ. FT. OF LOT: 17,800

FILING # 2 BLK # 3 LOT # 5 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-53-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Mark H. Bebee

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

ADDRESS 3040 North 13th St

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 242-7198

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 \_\_\_\_\_

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.

  
Department Approval


  
Applicant Signature

11-6-92  
Date Approved

11-6-92  
Date

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

152<sup>o</sup> Parmigan  
Court North

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

91.92'

50' 0"

7' 6"

39' 0"

0' 8"

15' UTILITY EASEMENT

47.42'

