

DATE SUBMITTED: 6-24-93

PERMIT NO. 45435 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3655 Nth 15th ST

SQ. FT. OF BLDG: 672

SUBDIVISION POTAMIGAN RIDGE

SQ. FT. OF LOT: 13,800 +

FILING # 2 BLK # 1 LOT # 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-51-007

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

OWNER J.R. DUKE

USE OF EXISTING BUILDINGS: HOME

ADDRESS 3655 Nth 15th ST

DESCRIPTION OF WORK AND INTENDED USE: GARAGE

TELEPHONE: 243-1699

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

Designated
FLOODPLAIN: YES NO

SETBACKS: FRONT NA

GEOLOGIC HAZARD: YES NO

SIDE 3' REAR 10'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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.

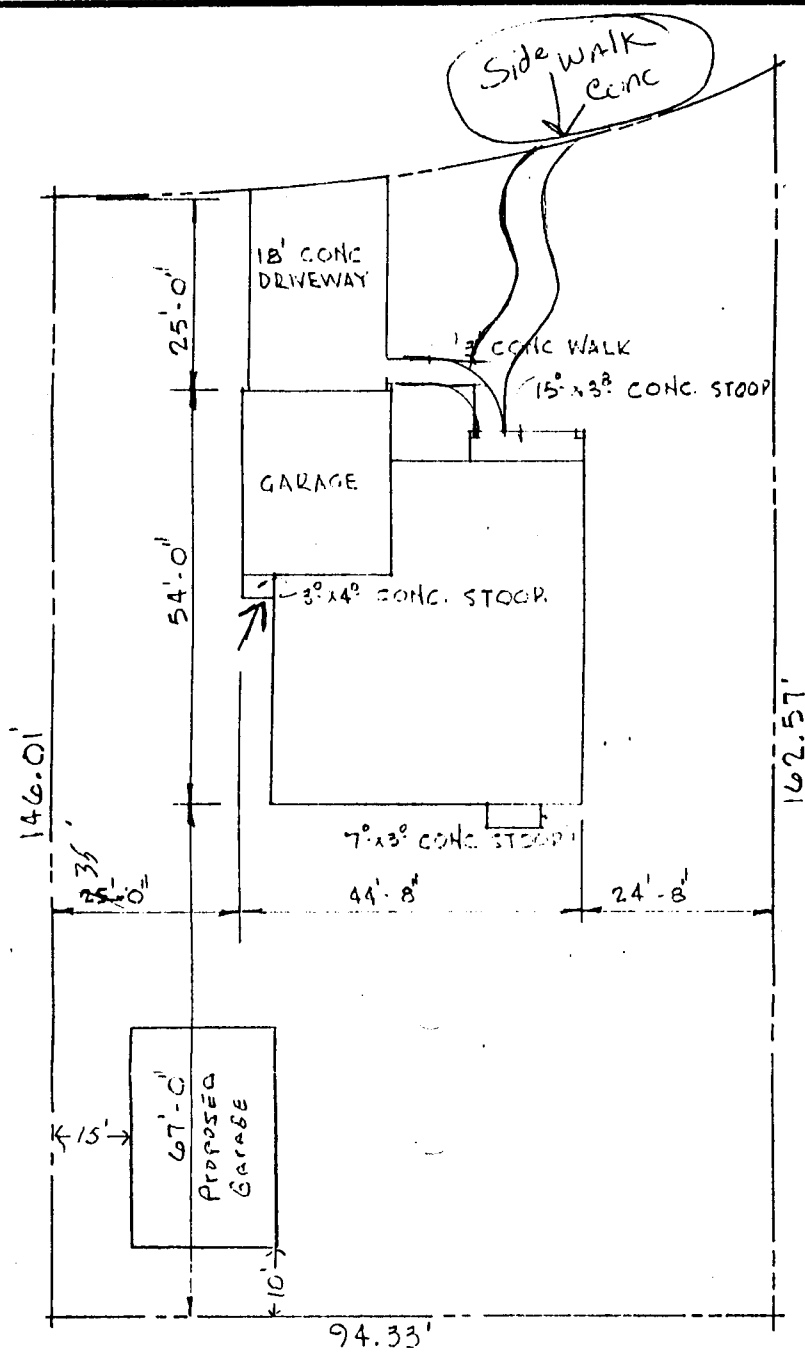
Marcia Pety
Department Approval

J.R. Duke
Applicant Signature

6-24-93
Date Approved

6-24-93
Date

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



ACCEPTED *MP 6-24-93*
 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE OWNER'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

PLOT PLAN
 SCALE: 1" = 20'-0"



LEGAL DESCRIPTION
 LOT NO. 7
 BLOCK NO. 1

PTARMIGAN Ridge
 Filling Two

| | | | |
|----------------|-----------|----------|----------|
| RESIDENCE FOR: | | | |
| SPOMER CONSTR. | | | |
| GRAND JUNCTION | | COLORADO | |
| PLOT PLAN | | | DWG. NO. |
| | | | 1 |
| JOB NO.: | DRAWN BY: | DATE: | |
| R-152 | T.C. | 8-11-92 | |
| | | | OF 1 |