

DATE SUBMITTED: 2/10/93

PERMIT NO. 44105

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3659 North 15th ST SQ. FT. OF BLDG: 2146^{sq}
 SUBDIVISION Ptarmigan Ridge SQ. FT. OF LOT: _____
 FILING # 3 BLK # 1 LOT # 3 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-012-56-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: None
 OWNER Michael Volpe USE OF EXISTING BUILDINGS:
None
 ADDRESS 2391 Mariposa Dr G.J.Co. DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 245-2543 New 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 RBF-4 FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT 45' from c/c GEOLOGIC HAZARD: YES _____ NO X
 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.

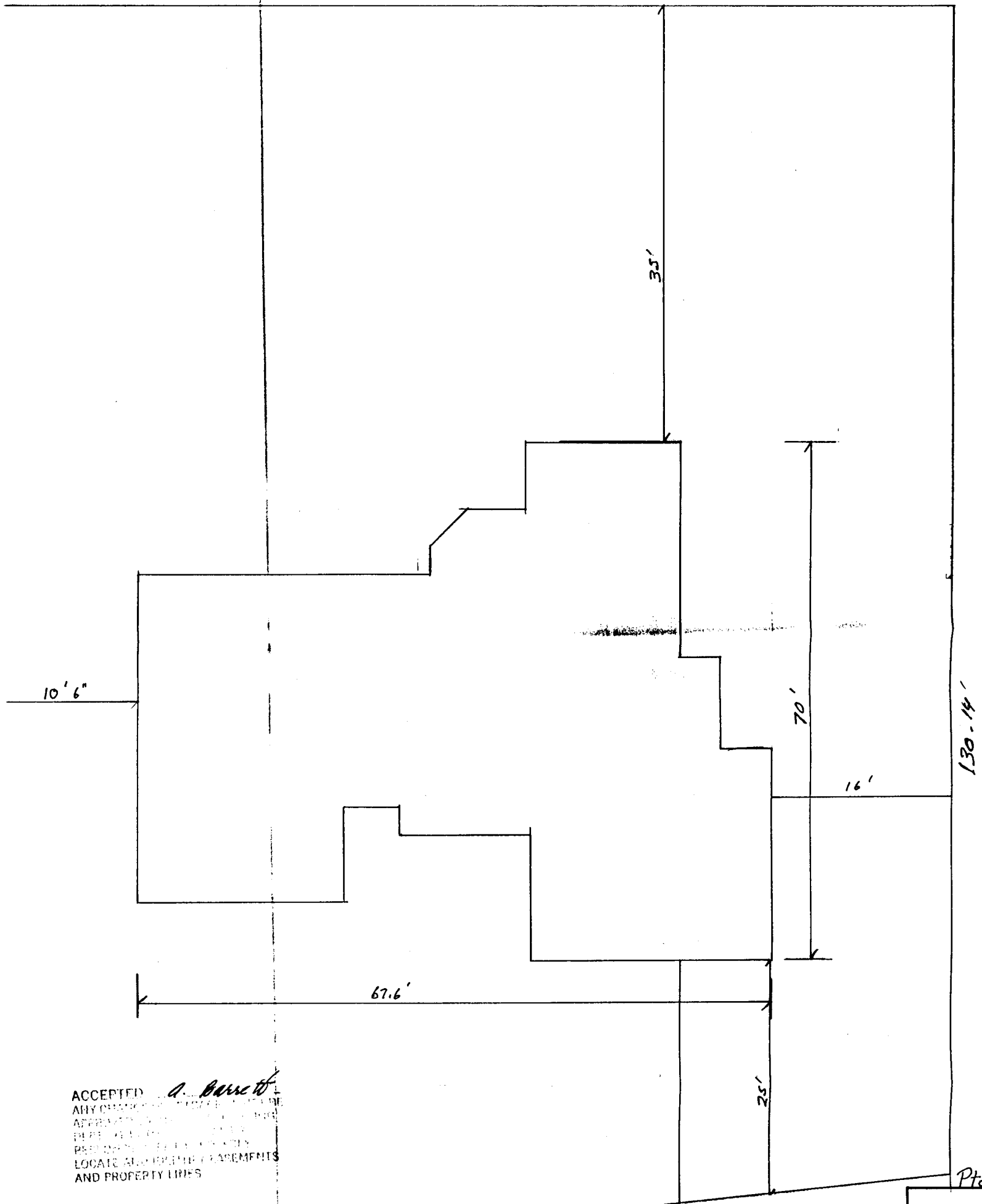
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angelina Barrett
 Department Approval
2/10/93
 Date Approved

Richard P. Davis
 Applicant Signature
2/10/93
 Date

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

94.53



10' 6"

33'

70'

16'

130.14'

67.6'

25'

ACCEPTED *A. Barrett*
 ANY CHANGE IN THE POSITION OF
 APPROXIMATELY LOCATED
 HEREIN BY THE SURVEYOR
 PART OF THE SURVEYOR'S
 LOCATE AND BOUNDARY MEASUREMENTS
 AND PROPERTY LINES

North 15th Street

Not To Scale

Pto

3659.1

Block 1

DATE