

DATE SUBMITTED: 6-4-93

PERMIT NO. 45204
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3709 NORTH 15TH CT.
SUBDIVISION PTARMIGAN RIDGE
FILING # 4 BLK # 1 LOT # 1
TAX SCHEDULE # _____

SQ. FT. OF BLDG: 1850 \$
SQ. FT. OF LOT: .0226 acres = 8898 sq ft
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER DALE JENSEN
ADDRESS 1601 ROOD AVE.
TELEPHONE: 243-9217

USE OF EXISTING BUILDINGS: 0
DESCRIPTION OF WORK AND INTENDED USE: Home

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

FOR OFFICE USE ONLY

ZONE RSE-4
SETBACKS: FRONT 20'
SIDE 7' REAR 30'
MAXIMUM HEIGHT ~~32'~~ 32'
LANDSCAPING/SCREENING REQUIRED: _____

FLOODPLAIN: Designated YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 10 TRAFFIC ZONE: 21
PARKING REQ'MT _____
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).

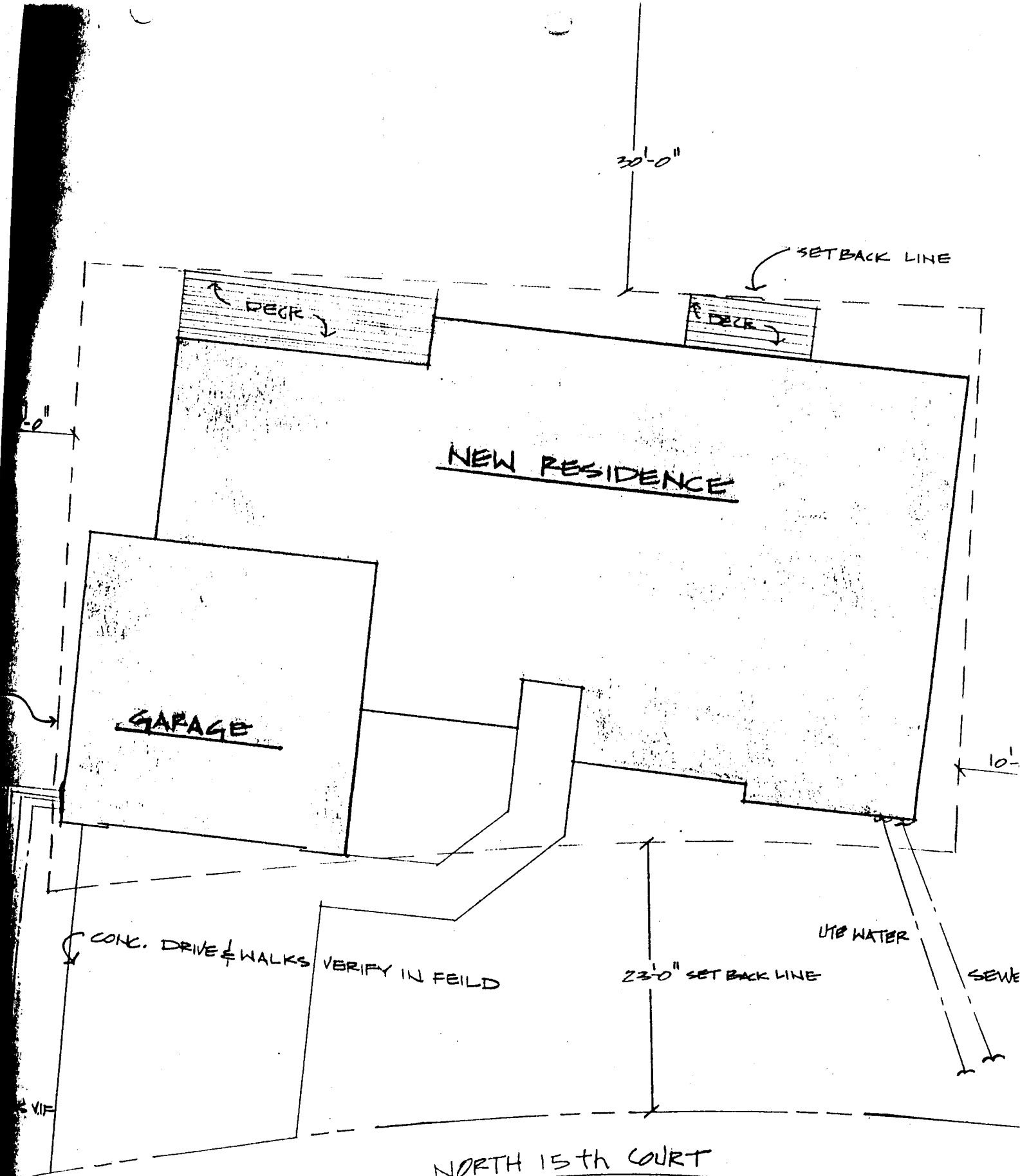
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

M. Pity
Department Approval
6-4-93
Date Approved

Dale Jensen
Applicant Signature
6-4-93
Date

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



ACCEPTED MP 6-4-93
 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.