

DATE SUBMITTED: 6-4-93

PERMIT NO. 45258

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3758 Nth 15 Court

SQ. FT. OF BLDG: 1700

SUBDIVISION PYARMIGAN RIDGE

SQ. FT. OF LOT: 14,414

FILING # 4 BLK # 2 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-58-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER EARL DAVIS

USE OF EXISTING BUILDINGS: _____

ADDRESS 3758 Nth 15 Court

DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

TELEPHONE: 243-7583

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 30'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 30'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

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.

Marcia Pety
Department Approval

6-4-93
Date Approved

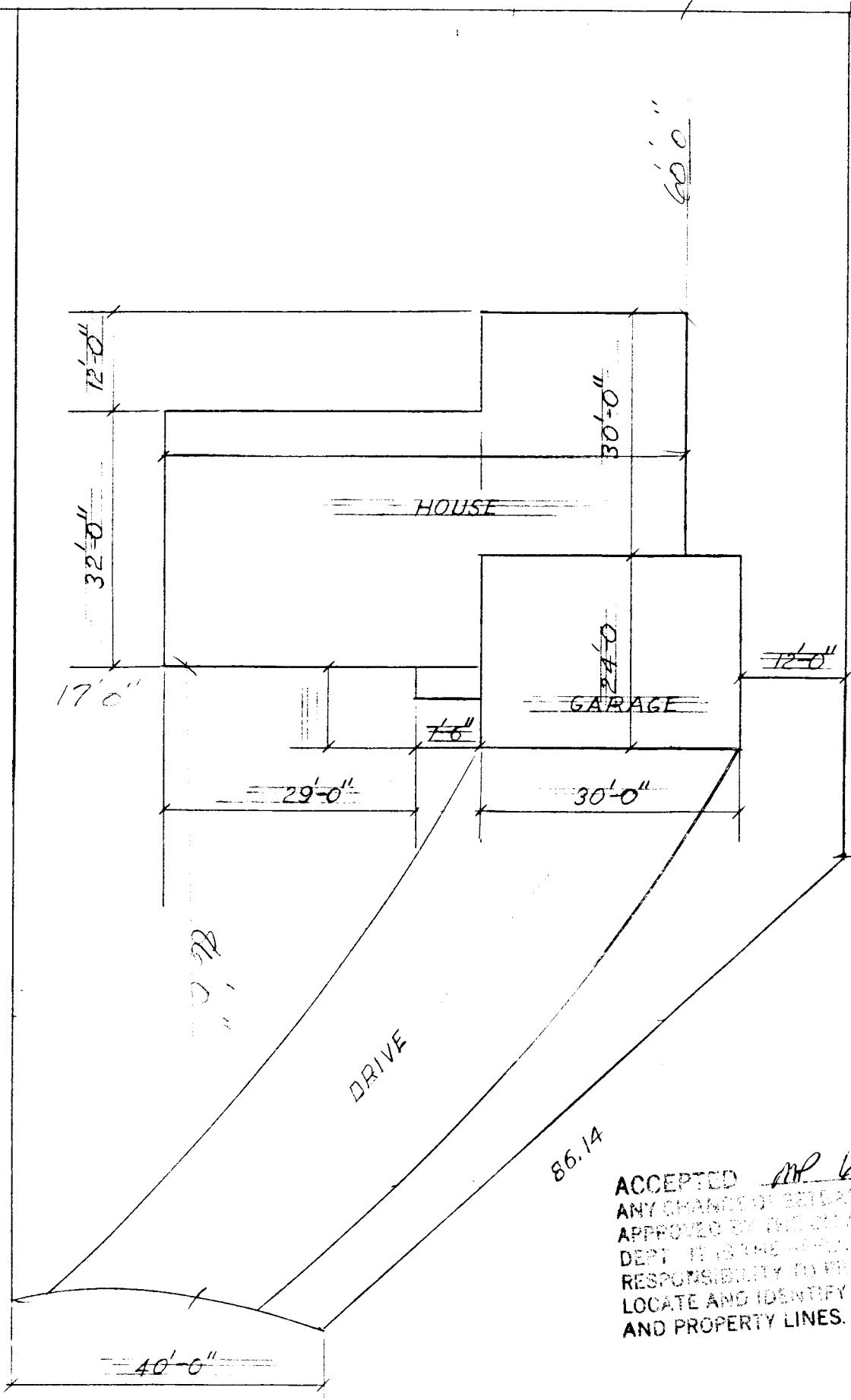
EARL DAVIS
Applicant Signature
by Walter Hooper
Builder

Date 6/4/93

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

103.90

158.93



86.14

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.