

DATE SUBMITTED: 4/22/93

PERMIT NO. 44962

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3762 N. 15<sup>th</sup> COURT SQ. FT. OF BLDG: 1750

SUBDIVISION PTARMIGAN RIDGE SQ. FT. OF LOT: 11019 #

FILING # 4 BLK # 2 LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # NOT ASSIGNED YET - PLAT WAS RECORDED 4-29-93 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER LINDA SMITH USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2345 MESA AVE GJ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 245-8624 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 RSF-4 Designated FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 45' from centerline of R.O.W. 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).

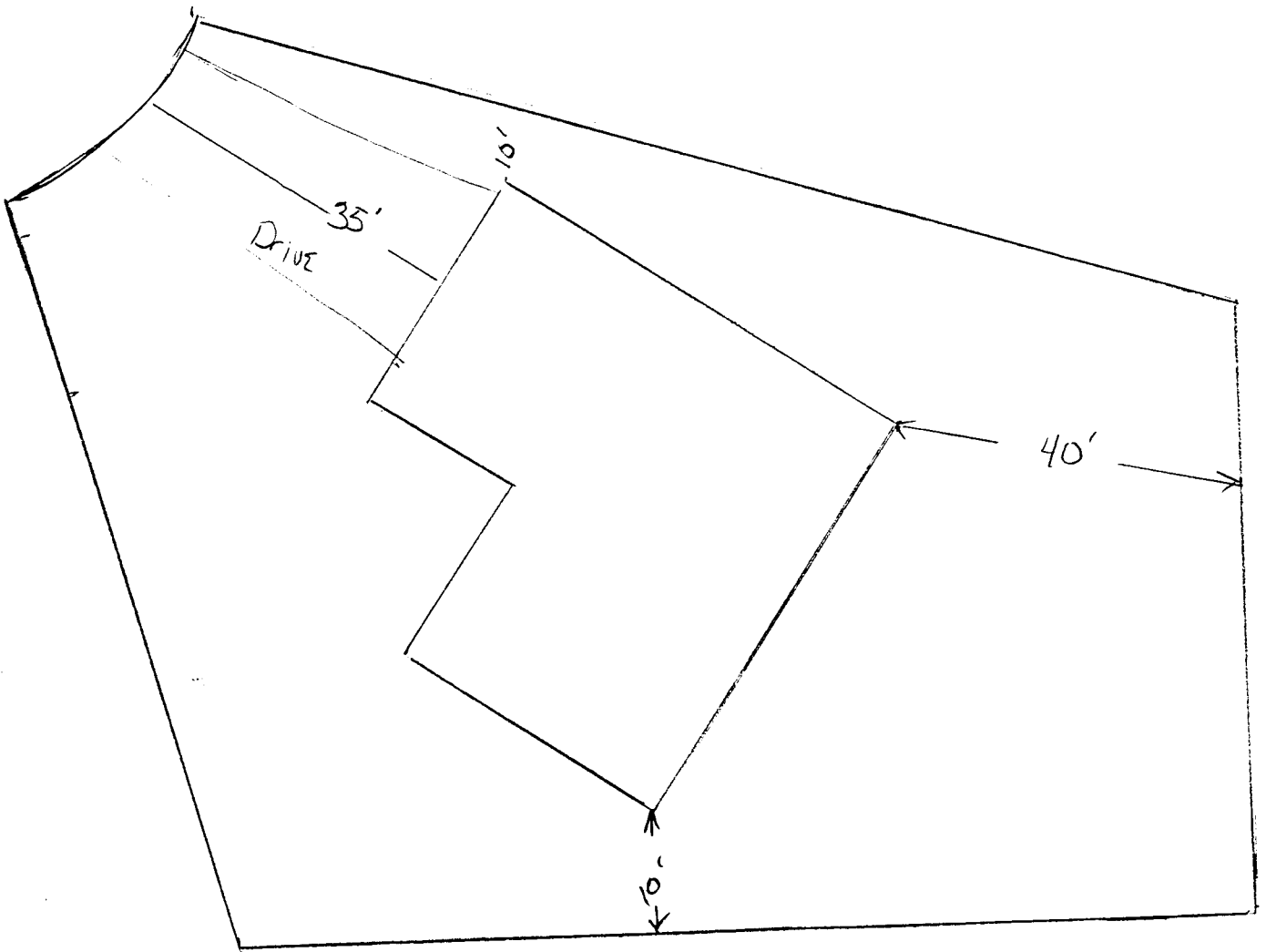
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

M. Poley  
Department Approval  
4-29-93  
Date Approved

Linda M. Smith  
Applicant Signature  
4/29/93  
Date

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



PLOT PLAN

ACCEPTED MP 4-29-93  
ANY CHANGE OF RECORD MUST BE  
APPROVED BY THE RECORDING  
DEPT. IT IS THE LANDOWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.