

DATE SUBMITTED: 5-24-93

PERMIT NO. 45194 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3766 N 15TH Court

SQ. FT. OF BLDG: 1900

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF LOT: 9825

FILING # 4 BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # OLD 2945-012-00-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Guy Thomas

USE OF EXISTING BUILDINGS: _____

ADDRESS 723 35 8/10 Rd Palisade

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 464 0504

NEW 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 RSF-4

Designated FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 45' row a 20'

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. Pety
Department Approval

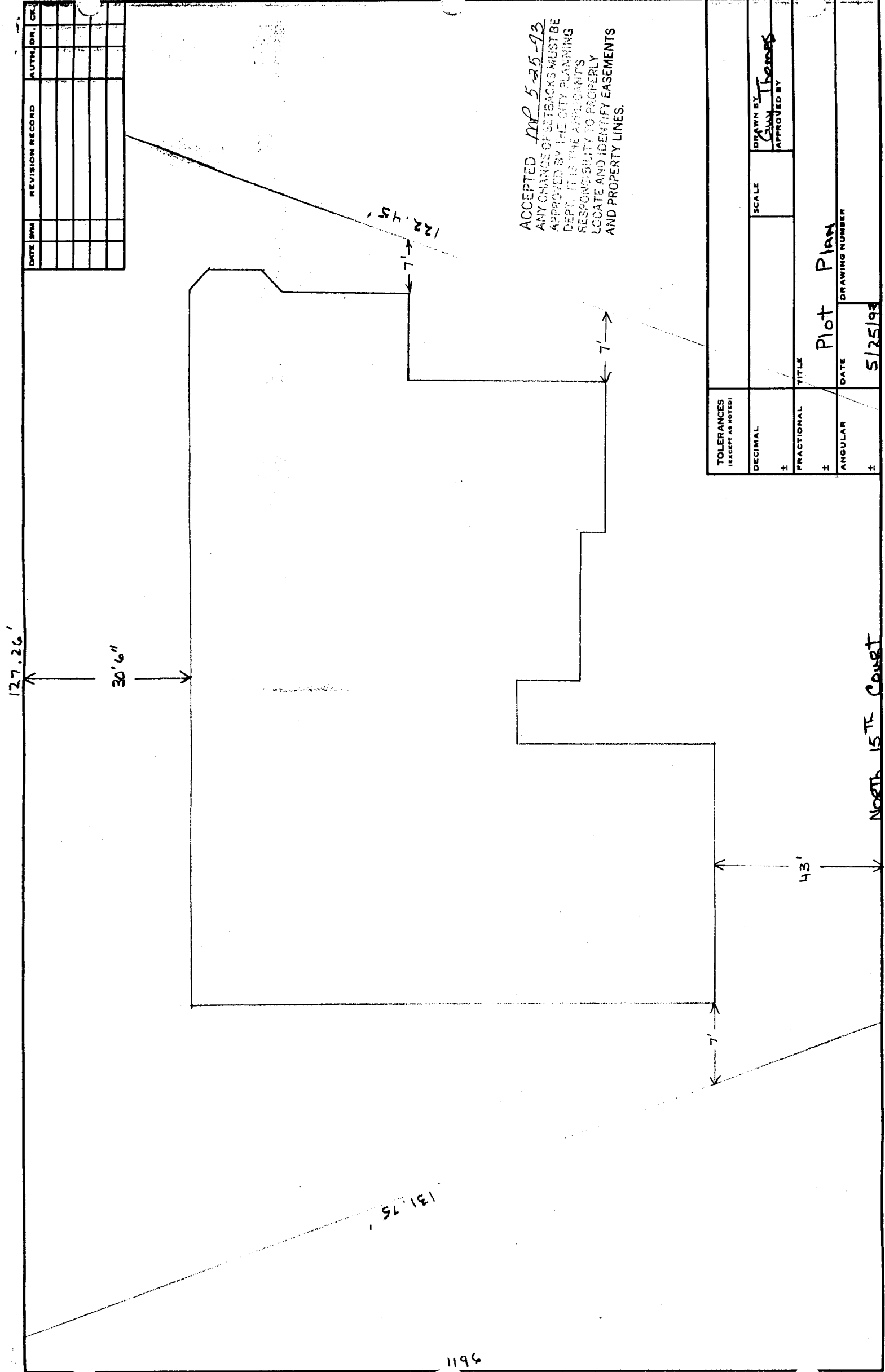
5-25-93
Date Approved

Guy Thomas
Applicant Signature

5/24/93
Date

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

DATE	BY	REVISION RECORD	AUTH. DR. CLK.



ACCEPTED ON 5-25-93
 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.

TOLERANCES (EXCEPT AS NOTED)	SCALE	DRAWN BY CLAY ISENBERG
DECIMAL ±		APPROVED BY
FRACTIONAL ±		TITLE Plot Plan
ANGULAR ±		DATE 5/25/93
		DRAWING NUMBER

NORTH 15TH CONDUIT

1196