

DATE SUBMITTED 8-10-93

BUILDING PERMIT NO. 45950

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 3767 NORTH 15TH CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000
 SUBDIVISION PTARIGAN RIDGE
 FILING 4 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 TAX SCHEDULE NO. 2945-012-26-005 NO. OF FAMILY UNITS 1
 OWNER TOM & REBE JOYNER NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 ADDRESS 998-23 ROAD, GRAND JCT
 TELEPHONE 243-0875 DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO
 Side 7' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
 Rear 30' from property line PARKING REQ'MT _____
 Maximum Height _____ SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures _____

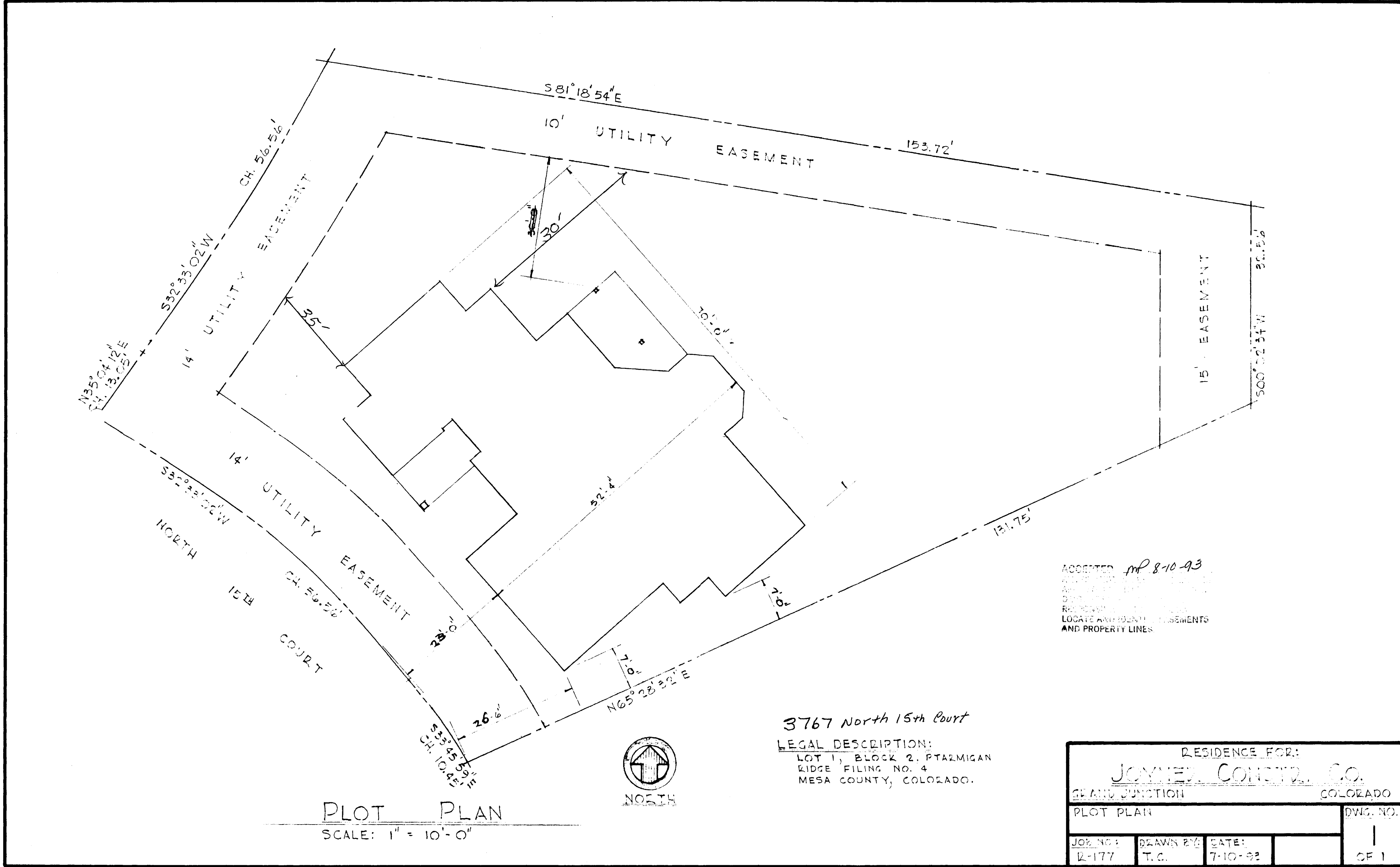
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Marcia Pety Applicant Signature Tom Joyner
 Date Approved 8-10-93 Date 08-10-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *MP 8-10-93*
 FOR THE RECORD
 TO LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

3767 North 15th Court
 LEGAL DESCRIPTION:
 LOT 1, BLOCK 2, PALMIGAN
 RIDGE FILING NO. 4
 MESA COUNTY, COLORADO.



PLOT PLAN
 SCALE: 1" = 10'-0"

RESIDENCE FOR:				DWG. NO.
JOYNER CONCRETE CO.				1
GRAND JUNCTION COLORADO				1
PLOT PLAN				1
JOB NO: E-177	DRAWN BY: T.C.	DATE: 7-10-93		1
				OF 1