

DATE SUBMITTED: 4-7-93

PERMIT NO. #44601 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2366 East Piaggio Dale SQ. FT. OF BLDG: 2000

SUBDIVISION Parmigan Estates SQ. FT. OF LOT: .57 Acre

FILING # Replat of lot 1 BLK # 2 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-44-023 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER A.J. Gaffredi USE OF EXISTING BUILDINGS: NA

ADDRESS 760 26 1/2 Rd

TELEPHONE: 242-7782 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 RR 1

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 25

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 15 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____

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).

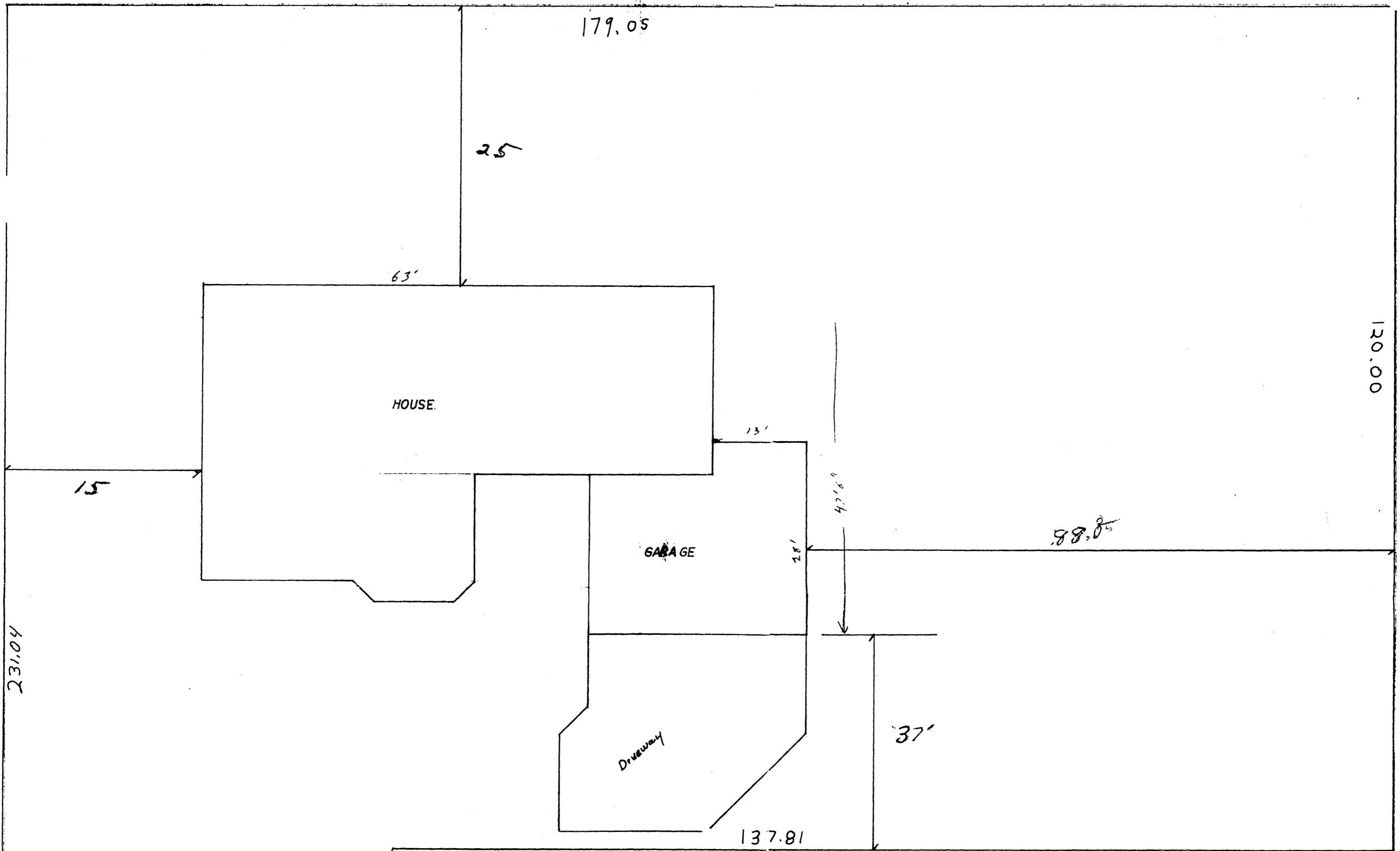
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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
4-7-93
Date Approved

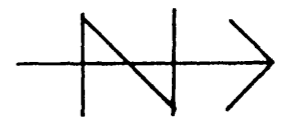
J. L. Benen
Applicant Signature
4-7-93
Date

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



231.04

120.00



NOT To Scale

Lot 2		0.57 ACRES	
SCALE	DRAWN BY	REVISOR	REVISION