

DATE SUBMITTED: 4/8/93

PERMIT NO. 44605 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1515 Pternigan Ct. N.

SQ. FT. OF BLDG: 1600

SUBDIVISION Pternigan Ridge

SQ. FT. OF LOT: 8500+

FILING # 2 BLK # 3 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-53-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER Peak Construction / Mib Johnson

USE OF EXISTING BUILDINGS:

ADDRESS 107 Glade Park Rd 6J

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 303-243-5560

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

FLOODPLAIN: Designated YES NO ✓

SETBACKS: FRONT 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
4-8-93
Date Approved

[Signature]
Applicant Signature
4/8/93
Date

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

NORTH

15' br. drainage & utility

N79°05'44"W

N38°18'56"W
N47°07'

20'

21

20

N77°47'

N82°47'28"W

8653

59.46

N31°17'13"E

56.34

L

B

69.01

20.00

NW CORNER
LOT 2 SP
SUB.

N70°00'00"E 94.92

S89°46'17"E 90.41

51'
8573 sq. ft.
40'
10' utility easement
29'

44' ft.
S24°11'43"W 101.83
15' DRAINAGE ESMT.

90.34

51.4

94.82

ACCEPTED
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.
MAY 4-8-93

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NOTE:
CULT
SUC