

DATE SUBMITTED: 2-4-93

PERMIT NO. 44071

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1539 Ptarmigan

SQ. FT. OF BLDG: 1855

SUBDIVISION Ptarmigan Filings 3

SQ. FT. OF LOT: Approx

FILING # 3 BLK # 3 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2545-012-56-004

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

OWNER John & Christine Jasper

USE OF EXISTING BUILDINGS: 0

ADDRESS 3090 Price Ditch Ct

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 434-8928

Residence - single family

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: YES _____ NO

SETBACKS: FRONT 45 from Catherine

GEOLOGIC HAZARD: YES _____ NO

SIDE 7 REAR 30 of street

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

2-4-93
Date Approved

2-4-93
Date

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

[Handwritten signature]

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

15557-1-1992

15557-1-1992

to property

