

DATE SUBMITTED: 3-11-93

PERMIT NO. 44336 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1502 Palmiger Ridge SQ. FT. OF BLDG: 1816

SUBDIVISION Palmiger Ridge CT SQ. FT. OF LOT: 10,279

FILING # 3 BLK # 2 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-55-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER JAMES CLONINGER USE OF EXISTING BUILDINGS: N/A

ADDRESS 410 Stoneridge CT

TELEPHONE: 243-5054 DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE R5K-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' E

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.

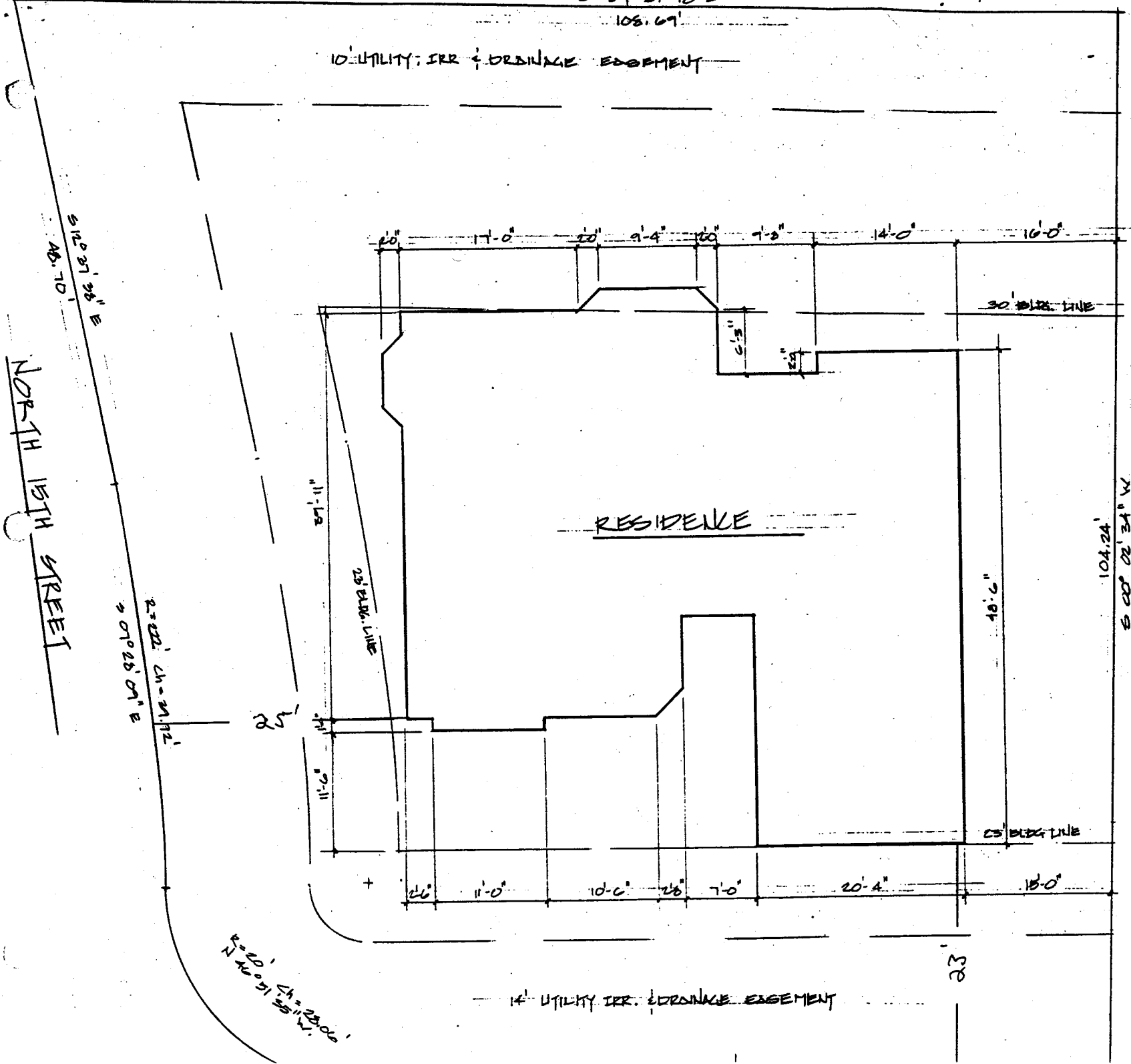
[Signature]
Department Approval

[Signature]
Applicant Signature

3-11-93
Date Approved

3-11-93
Date

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



NORTH 15TH STREET

10' UTILITY, IRR & DRAINAGE EASEMENT

RESIDENCE

14' UTILITY, IRR & DRAINAGE EASEMENT

ACCEPTED *[Signature]*
 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.

1502 Permian Ridge Ct
 LOT 1
 BLOCK 2 (24 AC)