

DATE SUBMITTED: 7/16/93

PERMIT NO. 45646 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1501 Pt-niger Ct.S.

SQ. FT. OF BLDG: 1550

SUBDIVISION Pt-niger Ridge

SQ. FT. OF LOT: 9000 SF +

FILING # 2 BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-01-52-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER Peck Construction

USE OF EXISTING BUILDINGS:

ADDRESS 107 Glade Park Rd 6 Jct.

DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

TELEPHONE: 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-5

FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 45 from Cl

GEOLOGIC HAZARD: YES NO ✓

SIDE 5' REAR 25'

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).

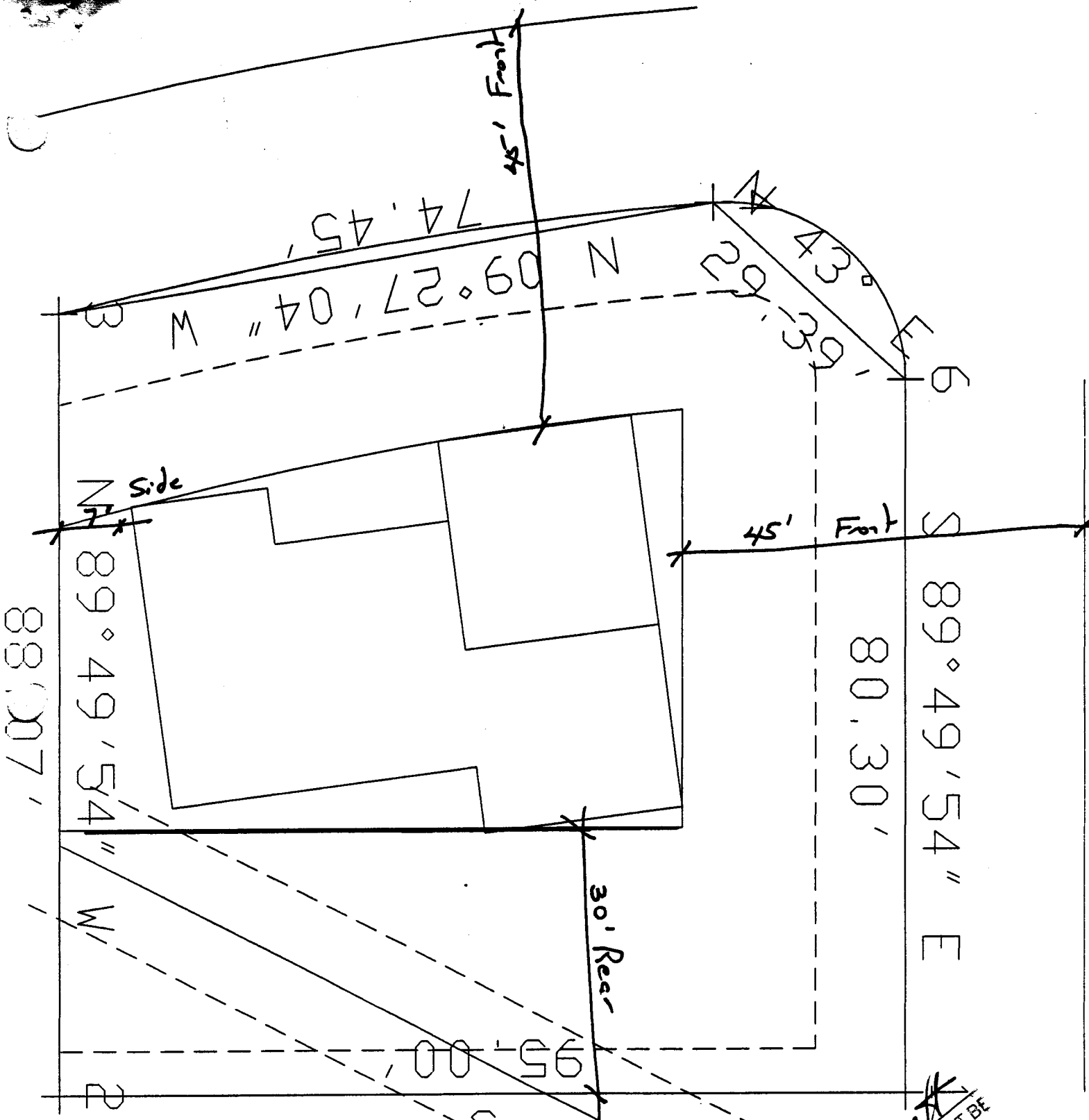
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Angeline Barrett
Department Approval
7/16/93
Date Approved

[Signature]
Applicant Signature
7/16/93
Date

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



1501 Pterniger Ct. South

A. Bassett
 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.