

DATE SUBMITTED: 5/24/93

PERMIT NO. 45748  
FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1502 Harmigan Ct. South  
SUBDIVISION Harmigan Ridge  
FILING # 2 BLK # 3 LOT # 1  
TAX SCHEDULE # 2945-012-53-001

SQ. FT. OF BLDG: 1816  
SQ. FT. OF LOT: 9029  
NO. OF FAMILY UNITS: 1  
NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: 0

OWNER Richard L. Witt  
ADDRESS P.O. Box 678, Parachute, CO 81435  
TELEPHONE: 303/285-7536

USE OF EXISTING BUILDINGS: 0  
DESCRIPTION OF WORK AND INTENDED USE:  
Build New Single-Family Residence

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

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FOR OFFICE USE ONLY

ZONE ~~RSF-4~~ RSF-4 FLOODPLAIN: DESIGNATED YES        NO X  
SETBACKS: FRONT 20' or 45' GEOLOGIC HAZARD: YES        NO         
SIDE 7 REAR 30 CENSUS TRACT: 10 TRAFFIC ZONE: 21  
MAXIMUM HEIGHT        PARKING REQ'MT         
LANDSCAPING/SCREENING REQUIRED:        SPECIAL CONDITIONS:       

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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).

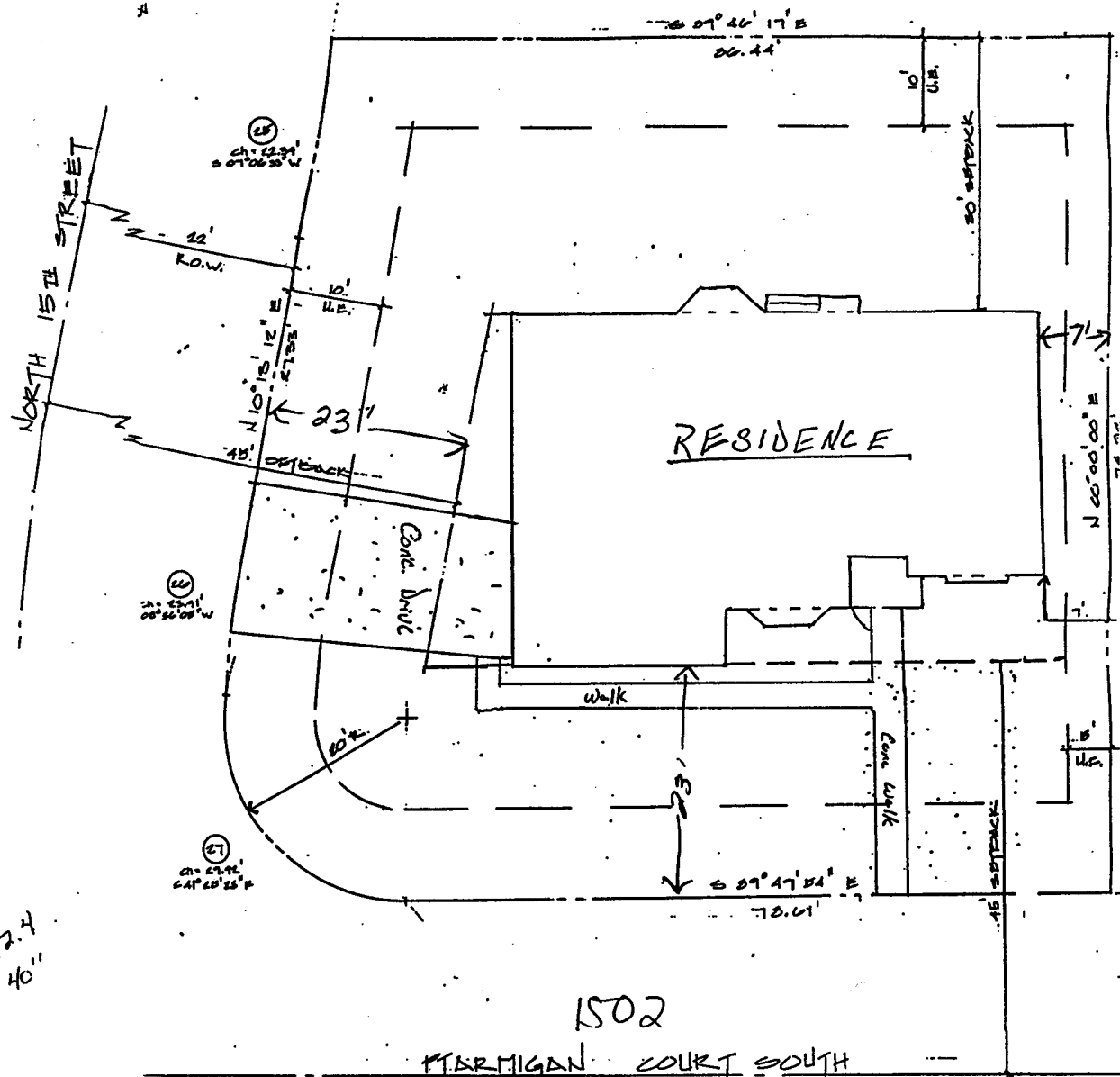
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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  
5/24/93  
Date Approved

[Signature]  
Applicant Signature  
5/24/93  
Date

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



HINGLES  
 T  
 TUBES @ 24" oc.  
 SOFT  
 CONCR.  
 24" oc.  
 24" oc.  
 ALL  
 @ 24" oc.  
 24" oc.  
 14" STRUCTURAL  
 24" oc.

12'-4"  
 40"

1502

LOT 1  
 BLOCK 3  
 MICHIGAN, FILING # 2

S I T E P L A N

ACCEPTED *RJA*  
 ANY CHANGE OF *RJA* MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. IT IS THE OWNER'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.