

DATE SUBMITTED: 1/22/93

PERMIT NO. 43972

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1524 Pharrigan Ct

SQ. FT. OF BLDG: 1,787

SUBDIVISION Pharrigan Ridge

SQ. FT. OF LOT: 125 acres

FILING # 3 BLK # 2 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-55-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Dwain McCalland

USE OF EXISTING BUILDINGS: Single Family Residence

ADDRESS 3321 C Rd Palisade

DESCRIPTION OF WORK AND INTENDED USE: Build home

TELEPHONE: 434-7074

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

FOR OFFICE USE ONLY

ZONE RSE-4

FLOODPLAIN: YES NO

SETBACKS: FRONT 45 ft

GEOLOGIC HAZARD: YES NO

SIDE 7 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 17

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.

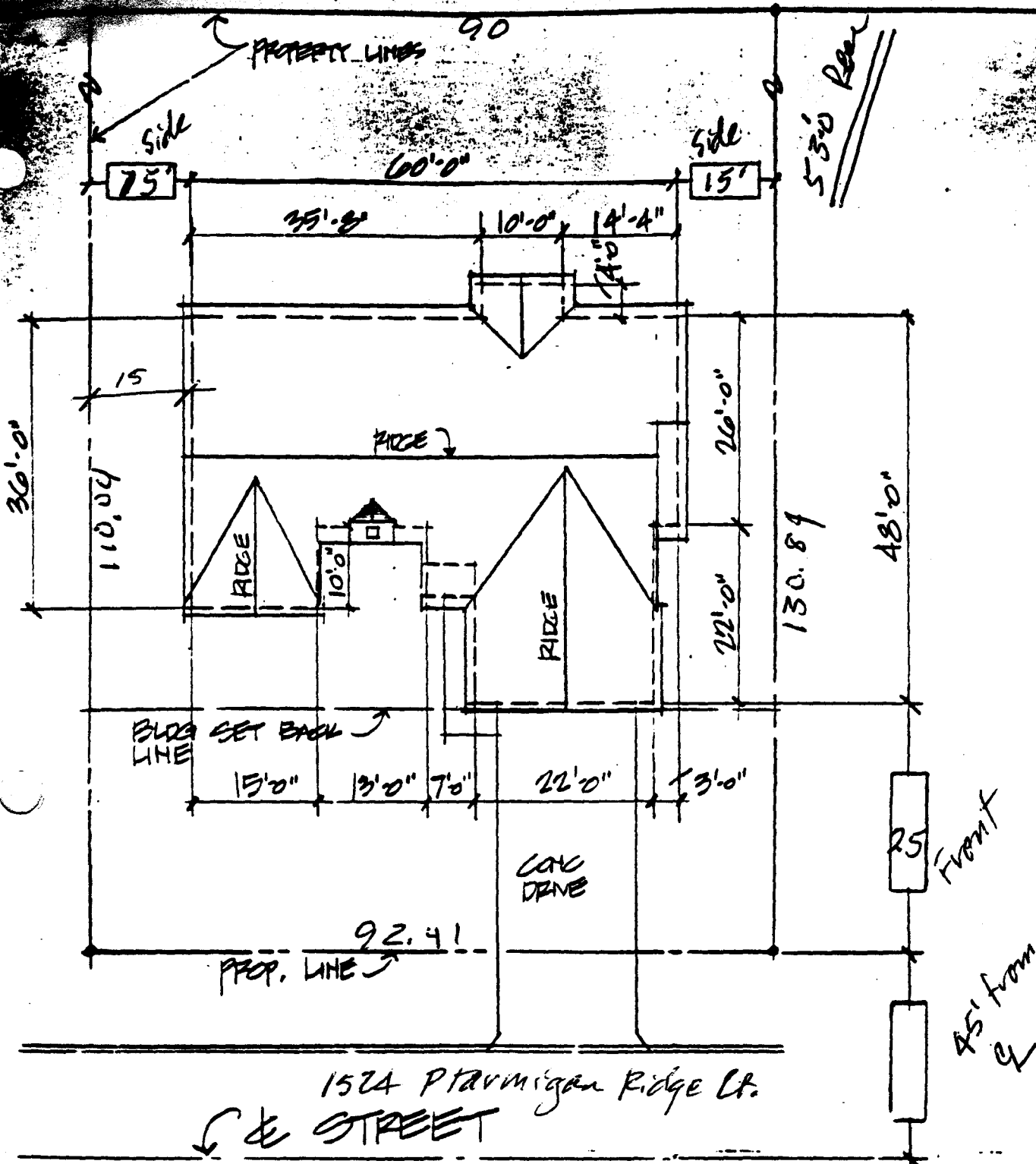
Angeline Barrett
Department Approval

Dwain McCalland
Applicant Signature

1/22/93
Date Approved

Date

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



TYPICAL SITE PLAN NO SCALE

NOTE: ROOF PLAN SHOWN ABOVE

ACCEPTED *A. Barrett*
 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.

