

DATE SUBMITTED 2-17-94

BUILDING PERMIT NO. 47693
FEE \$ 5⁰⁰

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 3725 NTH 15TH CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100⁰
SUBDIVISION PONTIAC RIDGE
FILING 4 BLK 1 LOT 3 57-003 SQ. FT. OF EXISTING BLDG(S) none
TAX SCHEDULE NO. 2945-012-26-003 NO. OF FAMILY UNITS one
OWNER Le Roy Jensen NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none
ADDRESS 2313 I Rd
TELEPHONE 242-8610 DESCRIPTION OF WORK AND INTENDED USE:
Single family residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 23' from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 7' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
Rear 30' from property line PARKING REQ'MT _____
Maximum Height 32' SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 35%

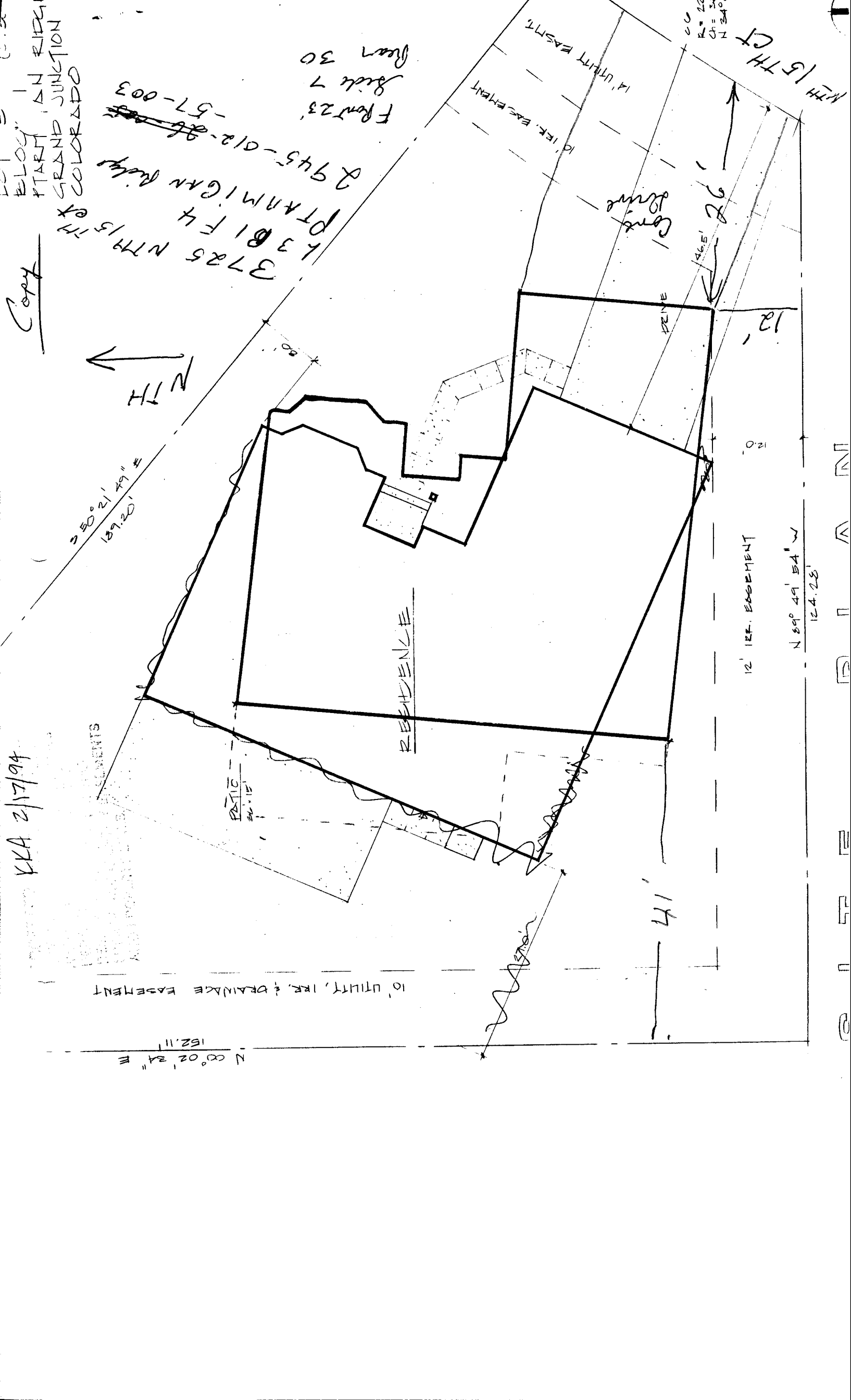
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature Le Roy Jensen
Date Approved 2/17/94 Date 2-17-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



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KKA 2/17/99

3725 NTH 15TH EX
L3BIF4
PTARMIGAN RIDGE
2945-012-26-003
Front 23'
Side 7'
Rear 30'

N 15° 21' 49" E
159.20'

10' UTILITY, I.R. & DRAINAGE EASEMENT
N 00° 02' 34" E
152.11'

EASEMENTS

REHSENKLE

159.20'

14'

12' I.R. EASEMENT

N 89° 49' 54" W
124.23'

12.0'

12.0'

14.65'

Center
Driveway

14' UTILITY EASEMENT
14' UTILITY EASEMENT

N 15TH CT

CU
R=220'
C=240'