

DATE SUBMITTED: 3/4/94

PERMIT NO. 47857

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3759 W. 15th Ct.

SQ. FT. OF BLDG: 2426

SUBDIVISION Parnigan Ridge

SQ. FT. OF LOT: 14991

FILING # 4 BLK # 1 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-57-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NA

OWNER Jerry DuCray

USE OF EXISTING BUILDINGS: NA

ADDRESS 598 McMullin DR
G.S. 81504

DESCRIPTION OF WORK AND INTENDED USE: Residence

TELEPHONE: 434-3148

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-4

FLOODPLAIN: Designated YES NO X

SETBACKS: FRONT 24' - Prop line

GEOLOGIC HAZARD: YES NO

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT

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.

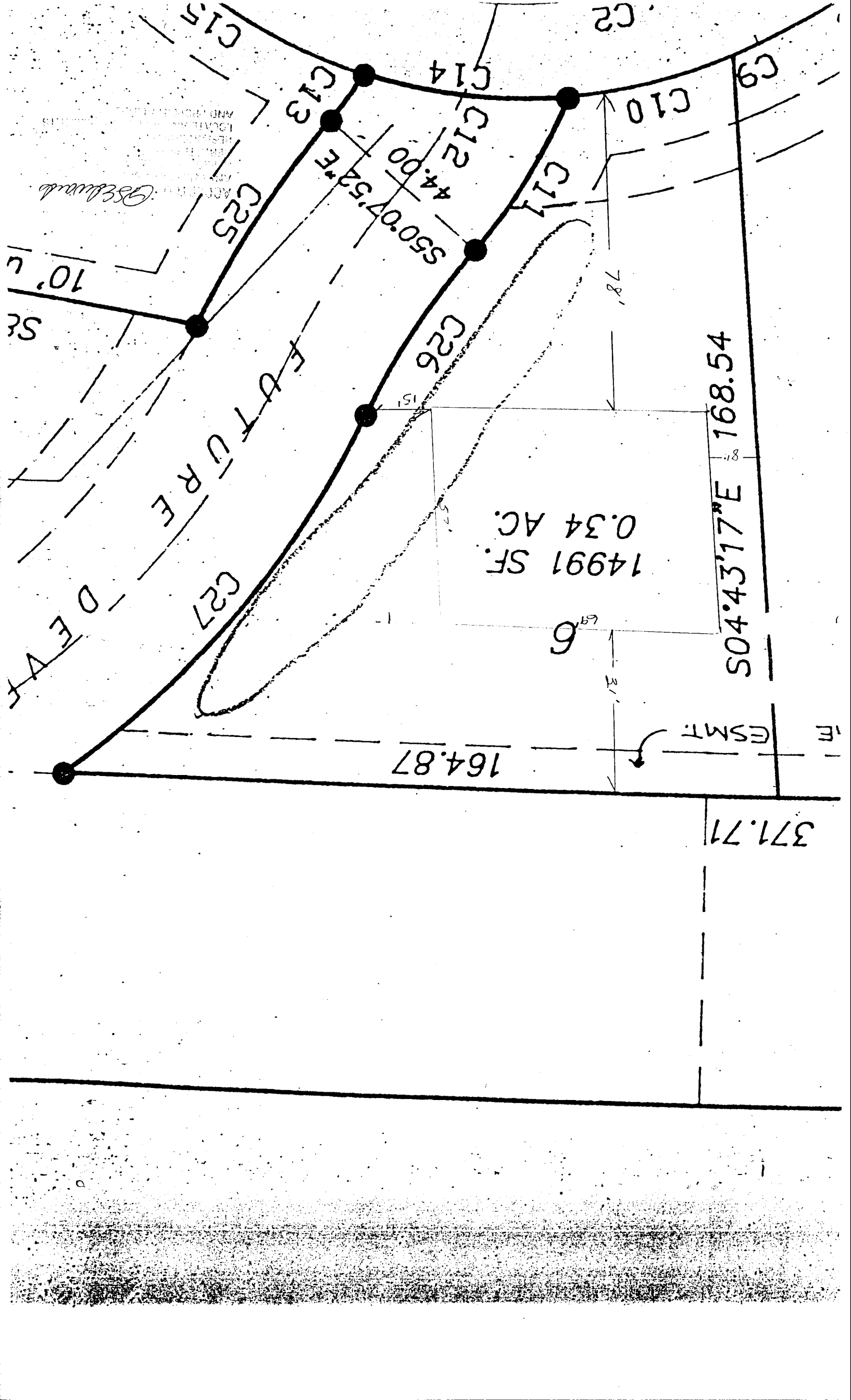
RS Edwards (D.T.)
Department Approval

Jerry DuCray
Applicant Signature

3/4/94
Date Approved

3/4/94
Date

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



ACTING SURVEYOR
 AND MORE
 LOCATIONS
 RESURVEYED
 1958
 OSBORN

D E V
 C27
 C25
 C15
 C13
 C14
 C17
 C26
 C28

CUTURE
 10' u
 S2

S50°07'52"E
 44.00

14991 SF.
 0.34 AC.

164.87

371.71

S04°43'17"E 168.54

78'

6'

ESMT

IF