

DATE SUBMITTED: 10/23/92

10/28/92

PERMIT NO. 43308 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 545 29 Rd.

SQ. FT. OF BLDG: 1600

SUBDIVISION N/A

SQ. FT. OF LOT: 1/4 Acre

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-00-079

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Frank Jones

USE OF EXISTING BUILDINGS: Home

ADDRESS 545 29 Rd.

DESCRIPTION OF WORK AND INTENDED USE: Turn Carport into Family Rm.

TELEPHONE: 243-0018

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-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

10/23/92  
Date Approved

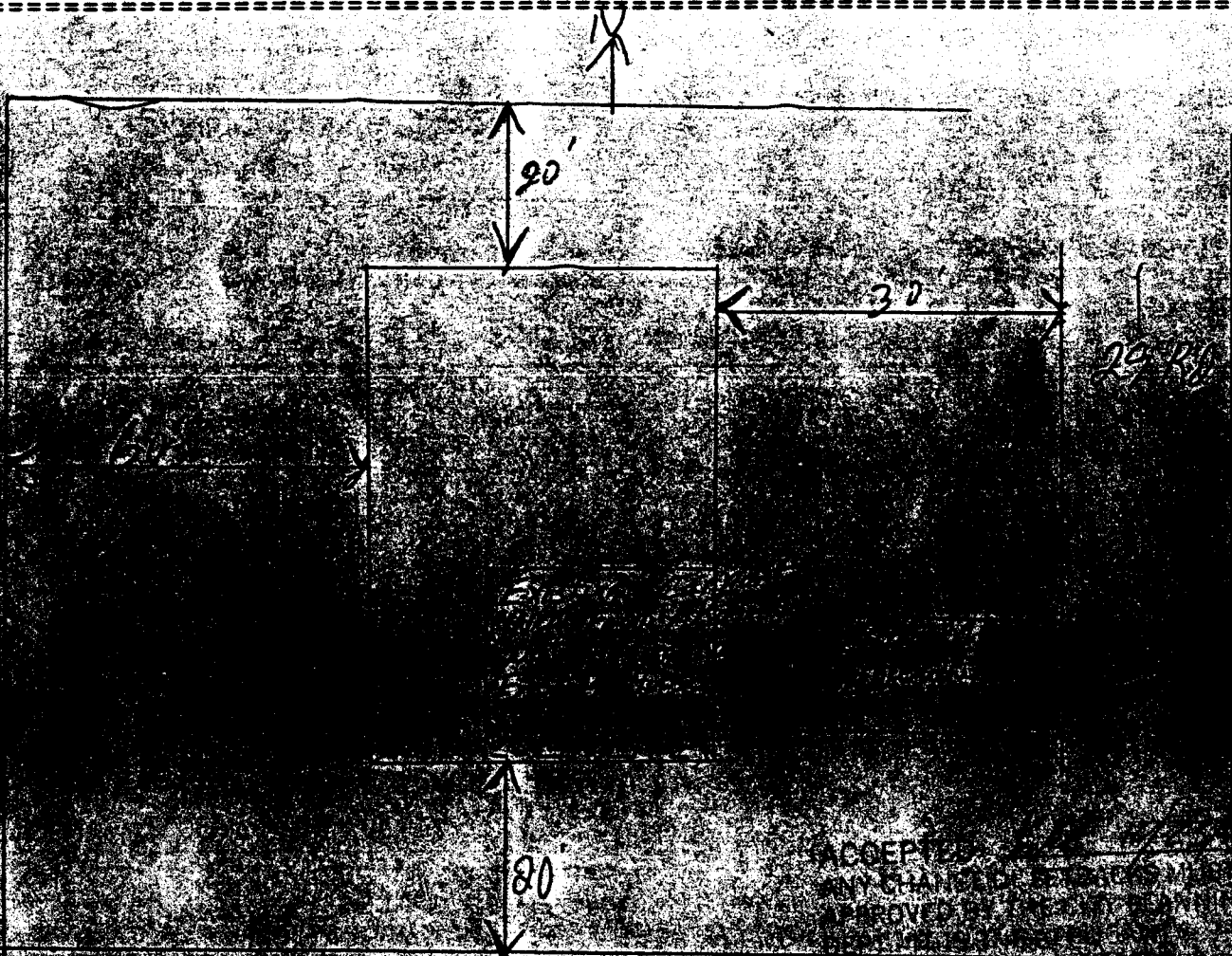
10-23-92  
Date

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

MESA COUNTY PLANNING CLEARANCE APPLICATION

In the space below please attach a copy of an IMPROVEMENT LOCATION CERTIFICATE showing the following...or neatly draw a SITE PLAN showing the following:

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines. [ ]
3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setback). [ ]
4. All EASEMENTS or RIGHT-OF-WAYS on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]



BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SET-BACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE Frank Jones

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DEPARTMENT STAFF