

DATE SUBMITTED: 10/30/92

PERMIT NO. 43353 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 716 Niblic Dr

SQ. FT. OF BLDG: 1550

SUBDIVISION Pantee Hights

SQ. FT. OF LOT: 17075

FILING # _____ BLK # 3 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-36-03-003

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

OWNER Adriana A Stuart

USE OF EXISTING BUILDINGS: Residence

ADDRESS 716 Niblic Dr

TELEPHONE: 245-3267

DESCRIPTION OF WORK AND INTENDED USE: Extend 2' and enclose ext. carpet

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-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from prop.

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5 REAR 25'

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.

Angeline Barrett
Department Approval

Adriana A Stuart
Applicant Signature

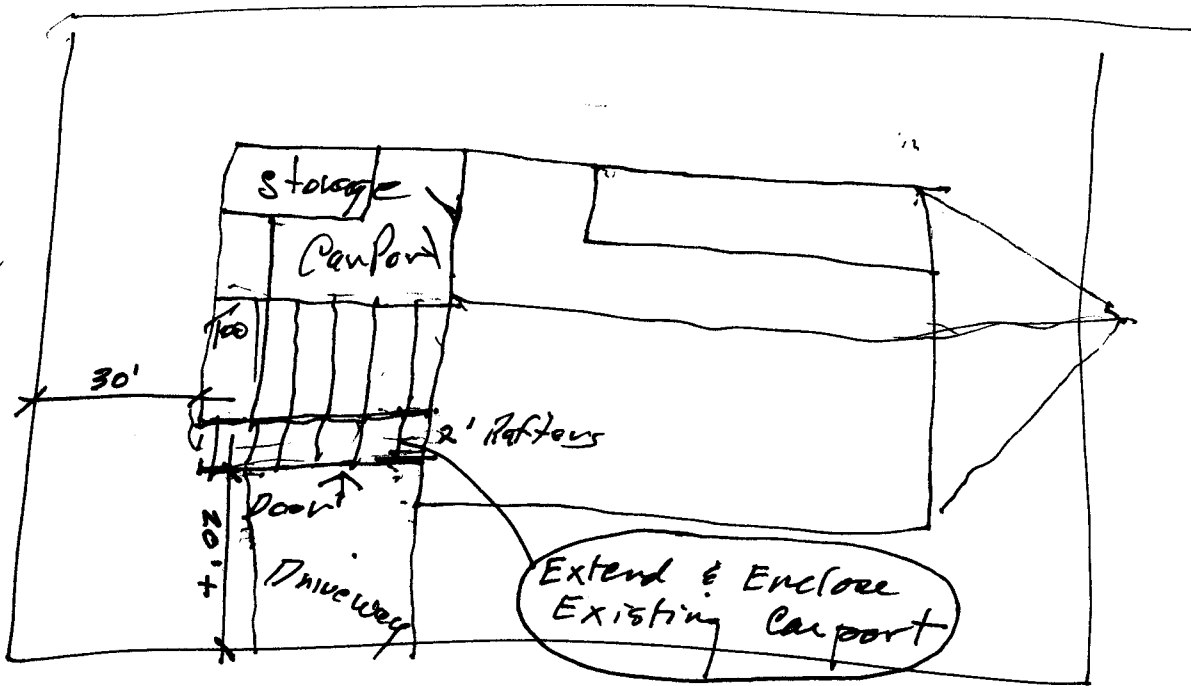
10/30/92
Date Approved

10/30/92
Date

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

715

105/10



ACCEPTED *Angeline 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.