

DATE SUBMITTED: 7/16/92

PERMIT NO. 102701  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 368 Rodell Dr. 31425 SQ. FT. OF BLDG: 180 sq  
SUBDIVISION Heather ridge Estates SQ. FT. OF LOT: 14350 App.  
FILING # 1 BLK # 4 LOT # 19 NO. OF FAMILY UNITS: \_\_\_\_\_  
TAX SCHEDULE # 2945-222-07-019 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Lloyd R Betty J Ruble USE OF EXISTING BUILDINGS: \_\_\_\_\_  
ADDRESS 368 Rodell Dr.

TELEPHONE: 243-3904 DESCRIPTION OF WORK AND INTENDED USE: Storage Shed

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

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FOR OFFICE USE ONLY

ZONE PR - 3 units/acre FLOODPLAIN: YES \_\_\_\_\_ NO X  
SETBACKS: FRONT 40' ft GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
SIDE 3 REAR 10 CENSUS TRACT: 14 TRAFFIC ZONE: 96  
MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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).

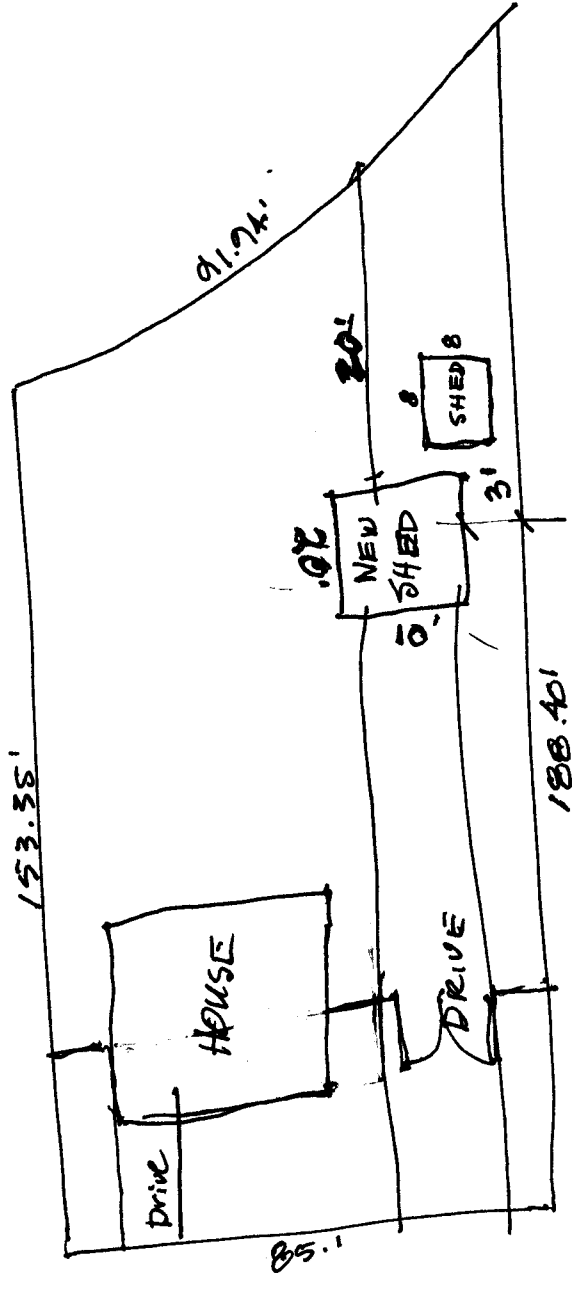
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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 Bassett  
Department Approval  
7/16/92  
Date Approved

Betty J Ruble  
Applicant Signature  
\_\_\_\_\_  
Date

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



Rodell Dr

SITE PLAN