

DATE SUBMITTED: 4-13-93

PERMIT NO. # 44624

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3625 N 15th

SQ. FT. OF ^{New} BLDG: 96

SUBDIVISION PARNIGAN RIDGE

SQ. FT. OF LOT: _____

FILING # 2 BLK # 1 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294501251 004

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

OWNER JEROME G. VAN DYKE

USE OF EXISTING BUILDINGS: HOME

ADDRESS 3625 N 15th ST

TELEPHONE: 245 7657

DESCRIPTION OF WORK AND INTENDED USE: UTILITY SHED + PATIO

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

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 10'

CENSUS TRACT: 4 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 12'

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).

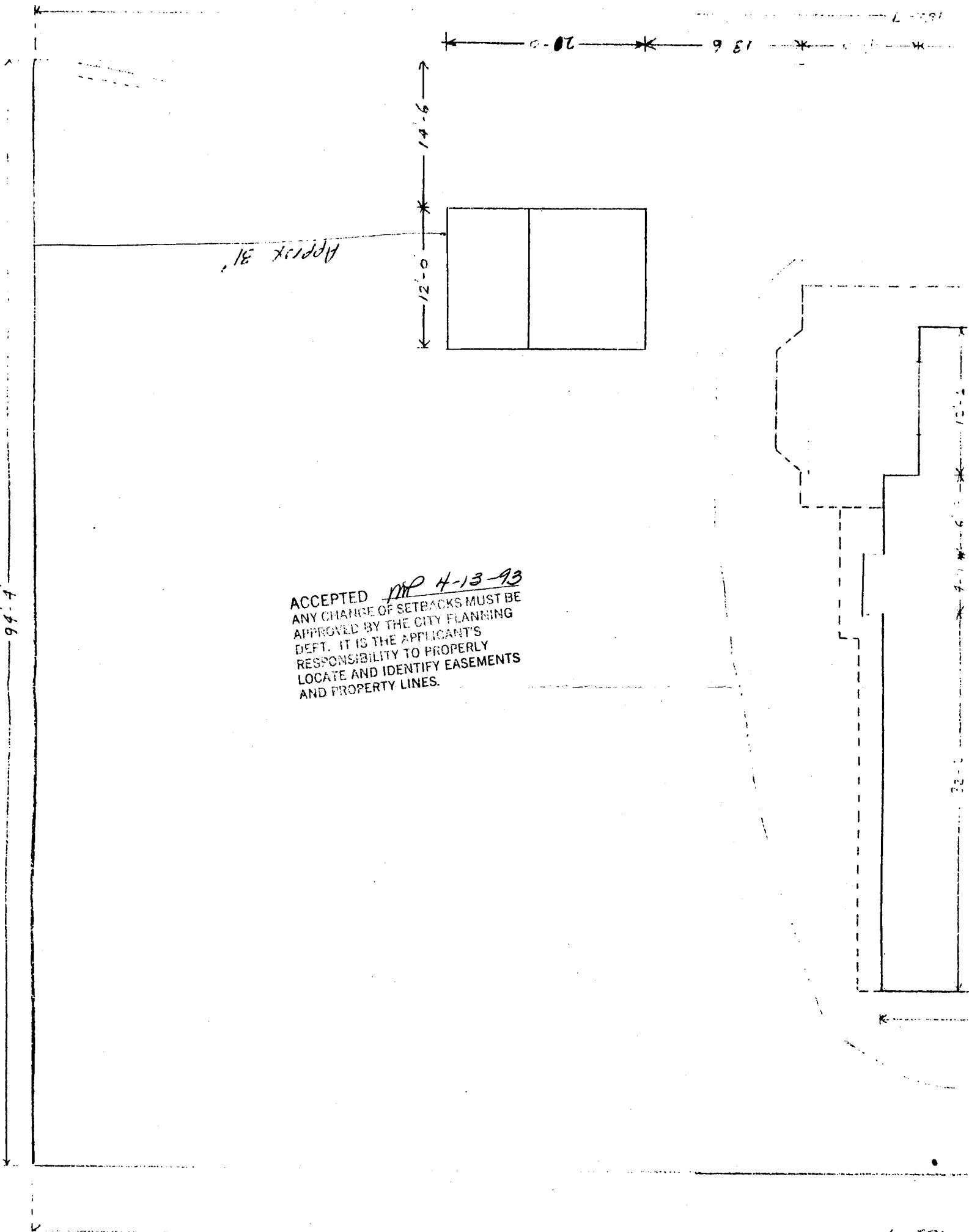
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

M. Pety
Department Approval
4-13-93
Date Approved

Jerome G. VanDyke
Applicant Signature
4-13-93
Date

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



ACCEPTED MP 4-13-93
 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.

94'-4"

14'-6"
12'-0"

20'-0" 13'-6"

Approx 31'

4'-11" 6'-0" 10'-0"

15'-4"