

DATE SUBMITTED: 3-18-93

PERMIT NO. 44399V

FEE \$ \$500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3663 N15

SQ. FT. OF BLDG: 1925

SUBDIVISION Starman

SQ. FT. OF LOT: 11913

FILING # 3 BLK # 1 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-12-54-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Rufus M Jones

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 3613 N. Bellbridge St

DESCRIPTION OF WORK AND INTENDED USE: new

TELEPHONE: 242-7303

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: YES \_\_\_\_\_ NO ✓

ETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 7 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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).

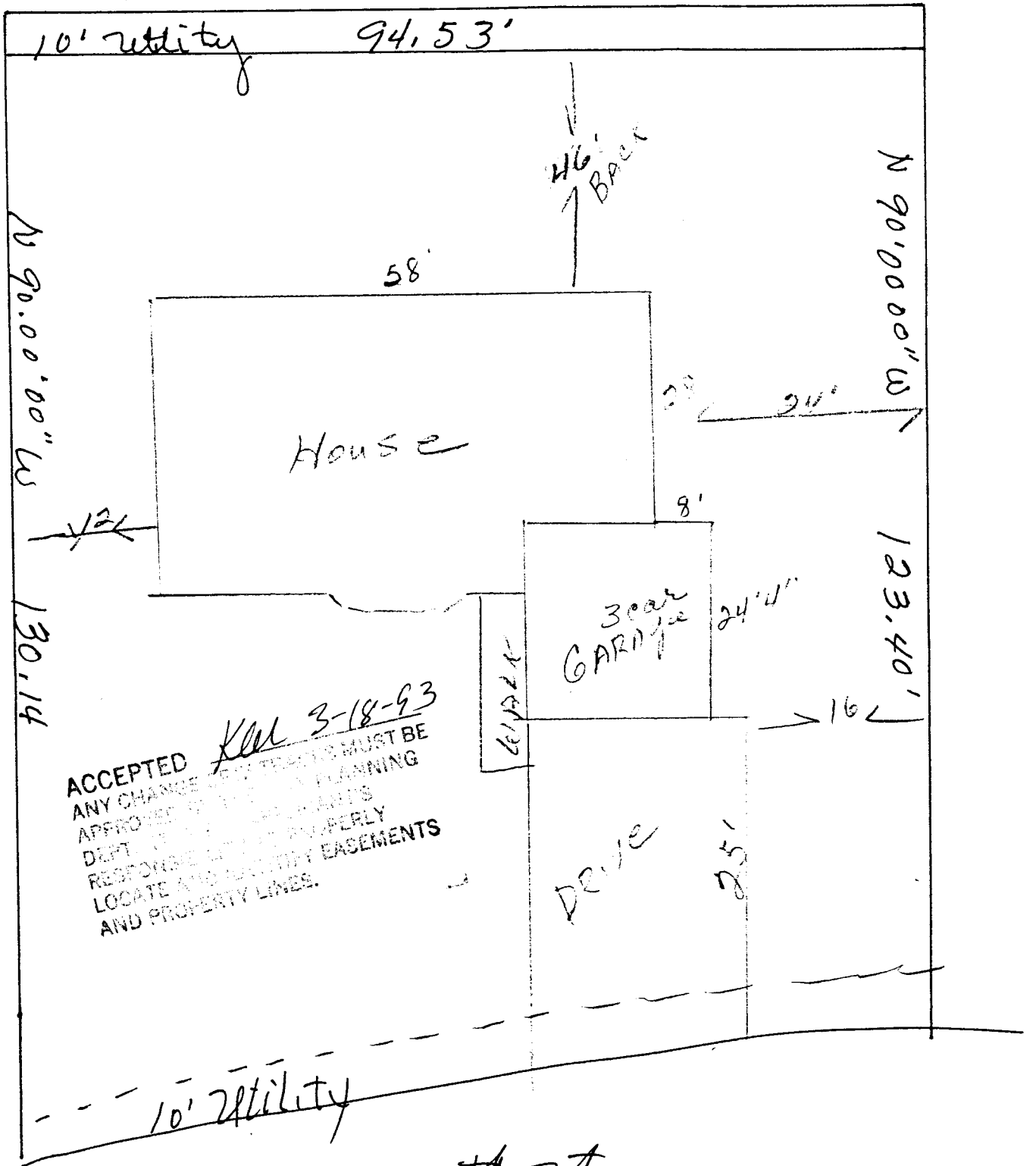
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]  
Department Approval  
3/18/93  
Date Approved

[Signature]  
Applicant Signature  
3-18-93  
Date

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



ACCEPTED *KML 3-18-93*  
 ANY CHANGE OF RECORD MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. OF THE COUNTY  
 RESPONSE WILL BE PERLY  
 LOCATE AND ADJUST EASEMENTS  
 AND PROPERTY LINES.

NOT TO SCALE  
 3663 N 15th  
 2945-12-54-002