

DATE SUBMITTED: 5-17-93

PERMIT NO. 45057

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3701 NTH 15ST

SQ. FT. OF BLDG: 1760

SUBDIVISION _____

SQ. FT. OF LOT: 10740

FILING # 3 BLK # 1 LOT # 1

NO. OF FAMILY UNITS: 1 new House

TAX SCHEDULE # 2945-012-54-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Norm McLelland

USE OF EXISTING BUILDINGS: Reside

ADDRESS 551 James st

TELEPHONE: 243-4533

DESCRIPTION OF WORK AND INTENDED USE: Build new House

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 50' R-OW 20' prop

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 2'

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.

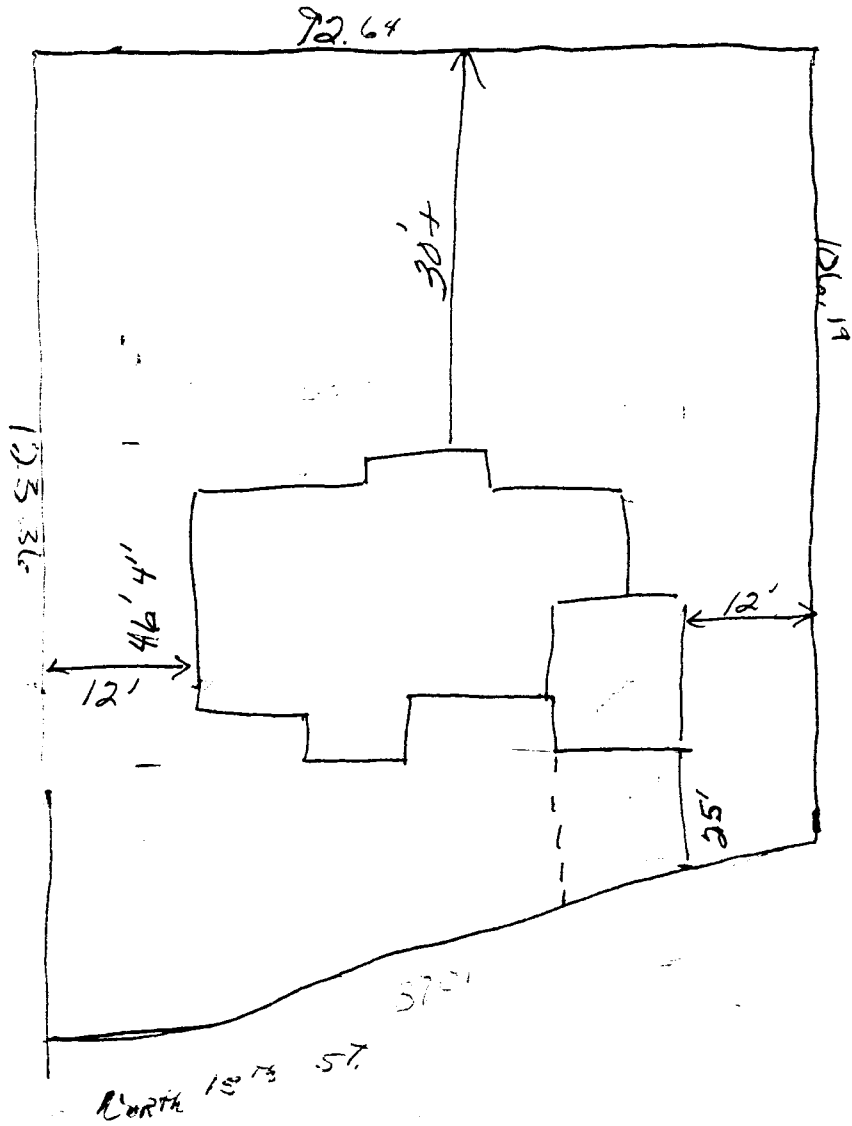
M. P. [Signature]
Department Approval

Norm McLelland
Applicant Signature

5-17-93
Date Approved

5/17/93
Date

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



ACCEPTED MP 5-17-93
 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.