

DATE SUBMITTED 12-8-93

BUILDING PERMIT NO. 47123
FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 3733 Nth 15th Ct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1831
SUBDIVISION PTARM SQ. FT. OF EXISTING BLDG(S) 0
FILING 4 BLK 1 LOT 4 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2945-012-57-004 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER DALE JENSEN DESCRIPTION OF WORK AND INTENDED USE:
ADDRESS 1601 ROOD AVE. NEW RESIDENCE
TELEPHONE 243-9217

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4 DESIGNATED FLOODPLAIN: YES _____ NO
SETBACKS: Front 23' from property line or 23' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 7' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
Rear 30' from property line PARKING REQ'MT _____
Maximum Height 33' SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 35%

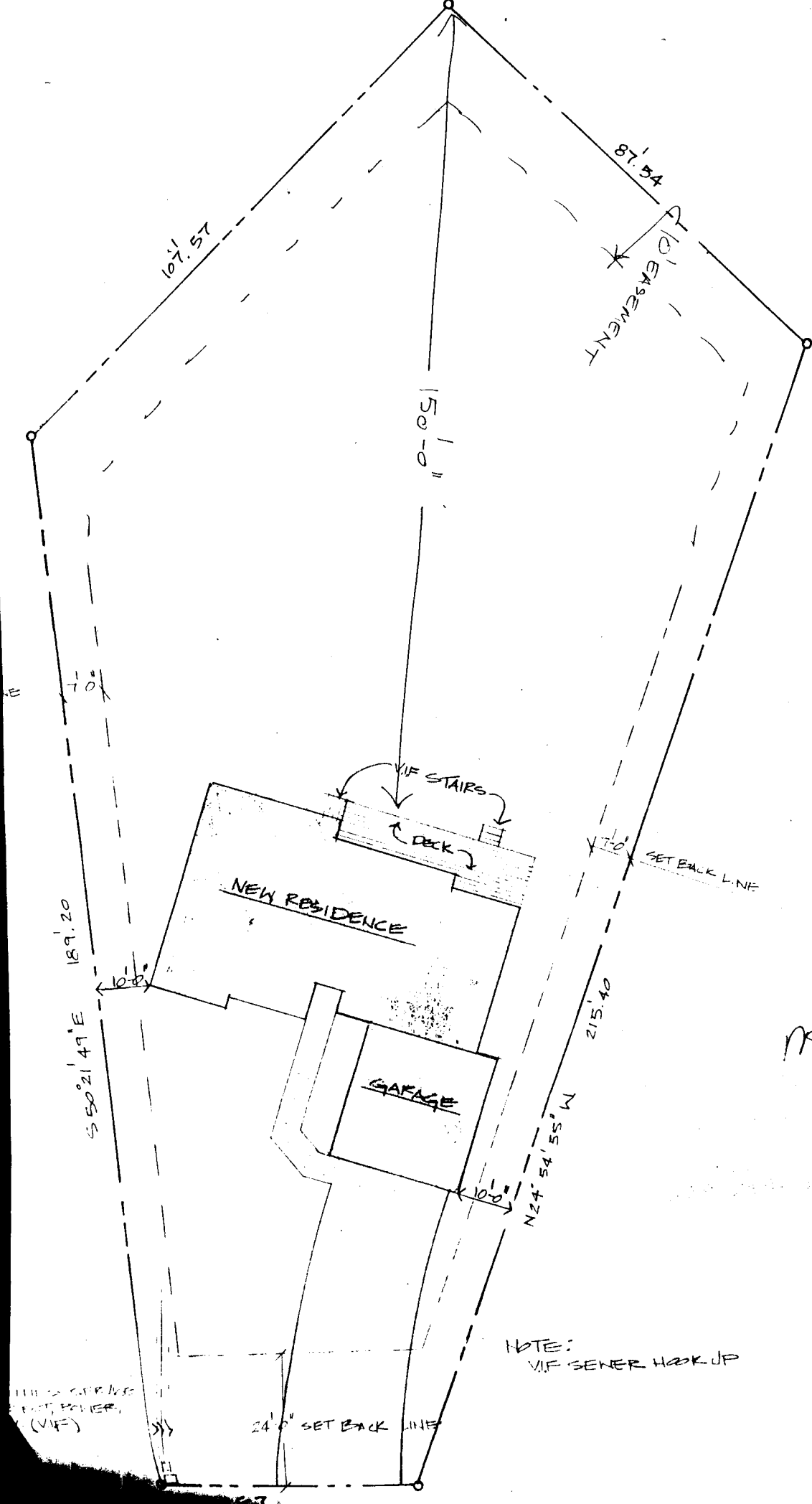
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Potts* Applicant Signature *Dale Jensen*
Date Approved 12-8-93 Date 12-8-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



MAP 12-8-93

NOTE:
VIF SEWER HOOK UP

VIF SERVICE
ELECT. POWER,
(VIF)