

DATE SUBMITTED: 4-30-93

PERMIT NO. 45080 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 776 JASMINE

SQ. FT. OF BLDG: 2400

SUBDIVISION ALPINE MEADOWS

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 2 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-351-45-025

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

OWNER Donald Bergman

USE OF EXISTING BUILDINGS: HOME

ADDRESS 2484 6 Rd

DESCRIPTION OF WORK AND INTENDED USE: New Home

TELEPHONE: 241-6431

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE PR 4.2

Designated  
FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 10' REAR 20'

CENSUS TRACT: 14 TRAFFIC ZONE: 13

MAXIMUM HEIGHT \_\_\_\_\_

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. Pitz  
Department Approval

[Signature]  
Applicant Signature

4-30-93  
Date Approved

4/30/93  
Date

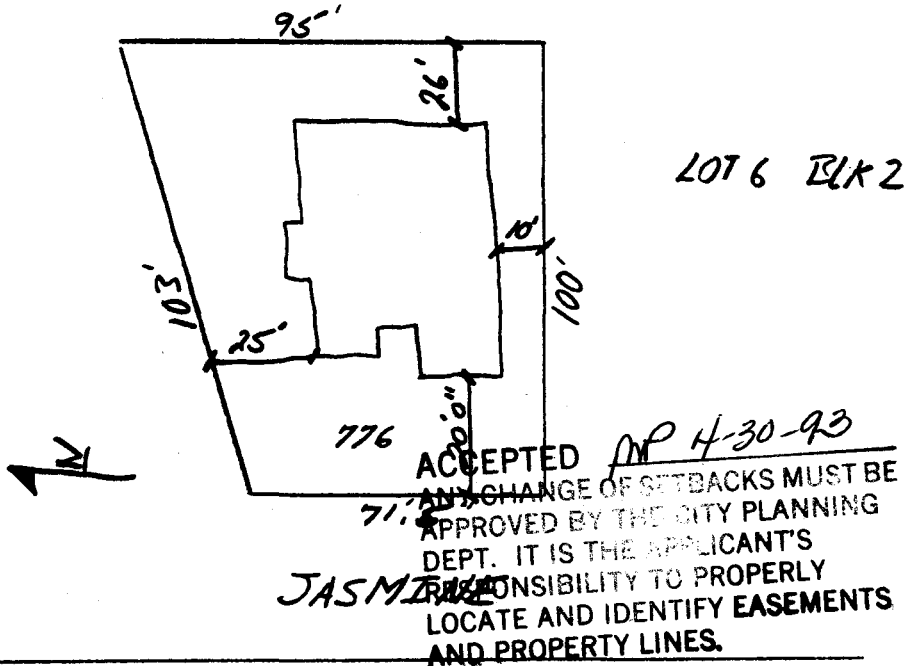
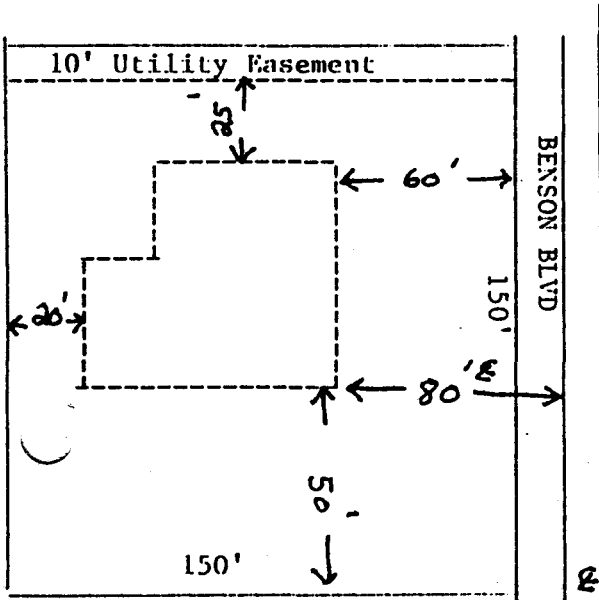
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

# MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

## EXAMPLE



Zone _____	Setbacks	Front _____	Side _____	Side _____	Rear _____
Flood Plain	yes no		Parking Plan	yes no	_____
Geologic Hazard	yes no		Landscaping Plan	yes no	_____
Variance	_____		Drainage Plan	yes no	_____
Census Tract	_____		Driveway Permit	yes no	_____
Special Conditions: _____					

Approved by \_\_\_\_\_

Date \_\_\_\_\_