

DATE SUBMITTED: 3-2-93

PERMIT NO. 44324 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 778 Jordanna

SQ. FT. OF BLDG: 1750

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 9000

FILING # 1 BLK # 2 LOT # 14

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2701-351-45-033

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

OWNER Distinctive Design Builders

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

ADDRESS 2484 6 Rd. 81505

DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

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

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

SETBACKS: FRONT 20' or 15' Row

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 10' REAR 20'

CENSUS TRACT: 16 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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

3-2-93  
Date Approved

3/2/93  
Date

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

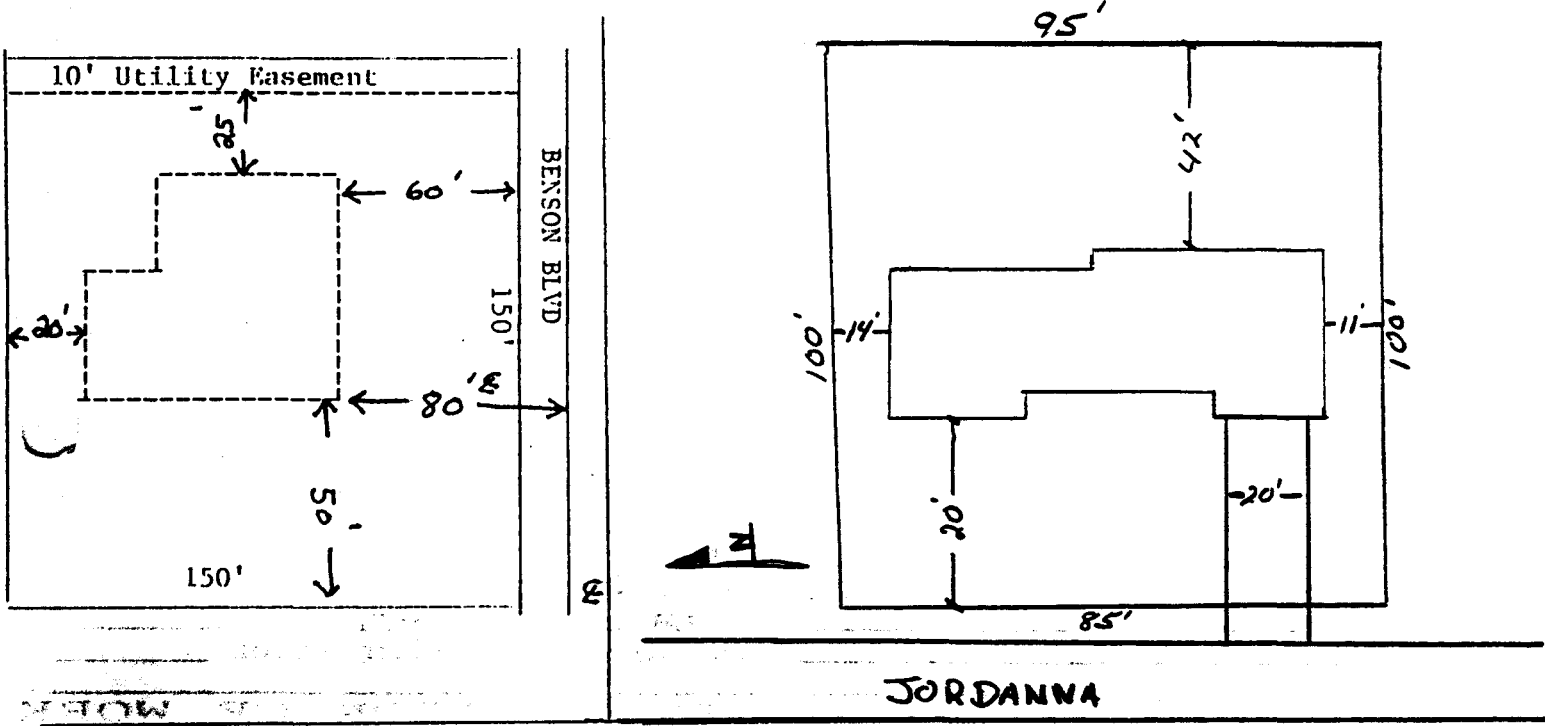
**MESA COUNTY APPLICATION  
FOR A  
PLANNING CLEARANCE**

MESA COUNTY PLANNING DEPARTMENT

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**



**JORDANNA**

<b>Zone</b> _____	<b>Setbacks</b> Front <u>20'</u> Side <u>10</u> Side <u>10</u> Rear <u>25</u>
Flood Plain      yes <input checked="" type="checkbox"/>	Parking Plan      yes no _____
Geologic Hazard    yes <input checked="" type="checkbox"/>	Landscaping Plan    yes no _____
Variance _____	Drainage Plan      yes no _____
Census Tract _____	Driveway Permit <input checked="" type="checkbox"/> no _____
Special Conditions _____	

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.

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