

DATE SUBMITTED: 2/11/93

PERMIT NO. #44731

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 482 Melody

SQ. FT. OF BLDG: NA

SUBDIVISION Ernest T. Spain Sub.

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

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

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 29A3-101-06-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Robert Jones

USE OF EXISTING BUILDINGS: Single Family Home

ADDRESS 482 Melody

DESCRIPTION OF WORK AND INTENDED USE: Build new workshop (470 SF)

TELEPHONE: 741-4918

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

### FOR OFFICE USE ONLY

ZONE C-2

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

SETBACKS: FRONT 40' cl or 20' from Prop.

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

SIDE 0 REAR 0

CENSUS TRACT: 6 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 40'

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.

Angeline Barrett  
Department Approval

Robert Jones  
Applicant Signature

2/11/93  
Date Approved

2-11-93  
Date

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

-140

-130

-120

-110

-100

-90

-80

-70

-60

-50

-40

-30

-20

-10

0

10

20

30

40

50

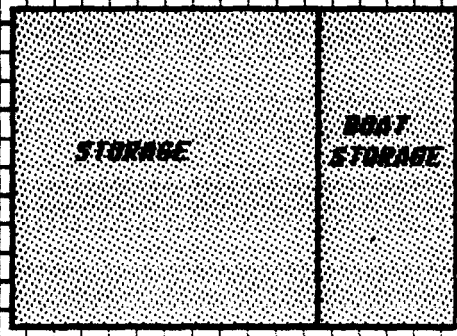
60

70

80

90

100



ACCEPTED *[Signature]*  
 ANY EASEMENTS OR ENCUMBRANCES MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

