

BUILDING PERMIT NO. 46250
FEE \$ 5.00

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

BLDG ADDRESS 720 NIBLIC DR
SUBDIVISION PARTEE
FILING _____ BLK 9 LOT 5
TAX SCHEDULE NO. 2701-364-09-005
OWNER GARY VANDERBERG
ADDRESS 720 NIBLIC DR
TELEPHONE 241-5798

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 261 #
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
ADDITION & CARPORT

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

ZONE RSF-5
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 5' from property line
Rear 25' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 23
PARKING REQ'MT _____
SPECIAL CONDITIONS: also see building permit #46250

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 Pitz
Date Approved 10-18-93

Applicant Signature Gary Vandenberg
Date 10-18-93

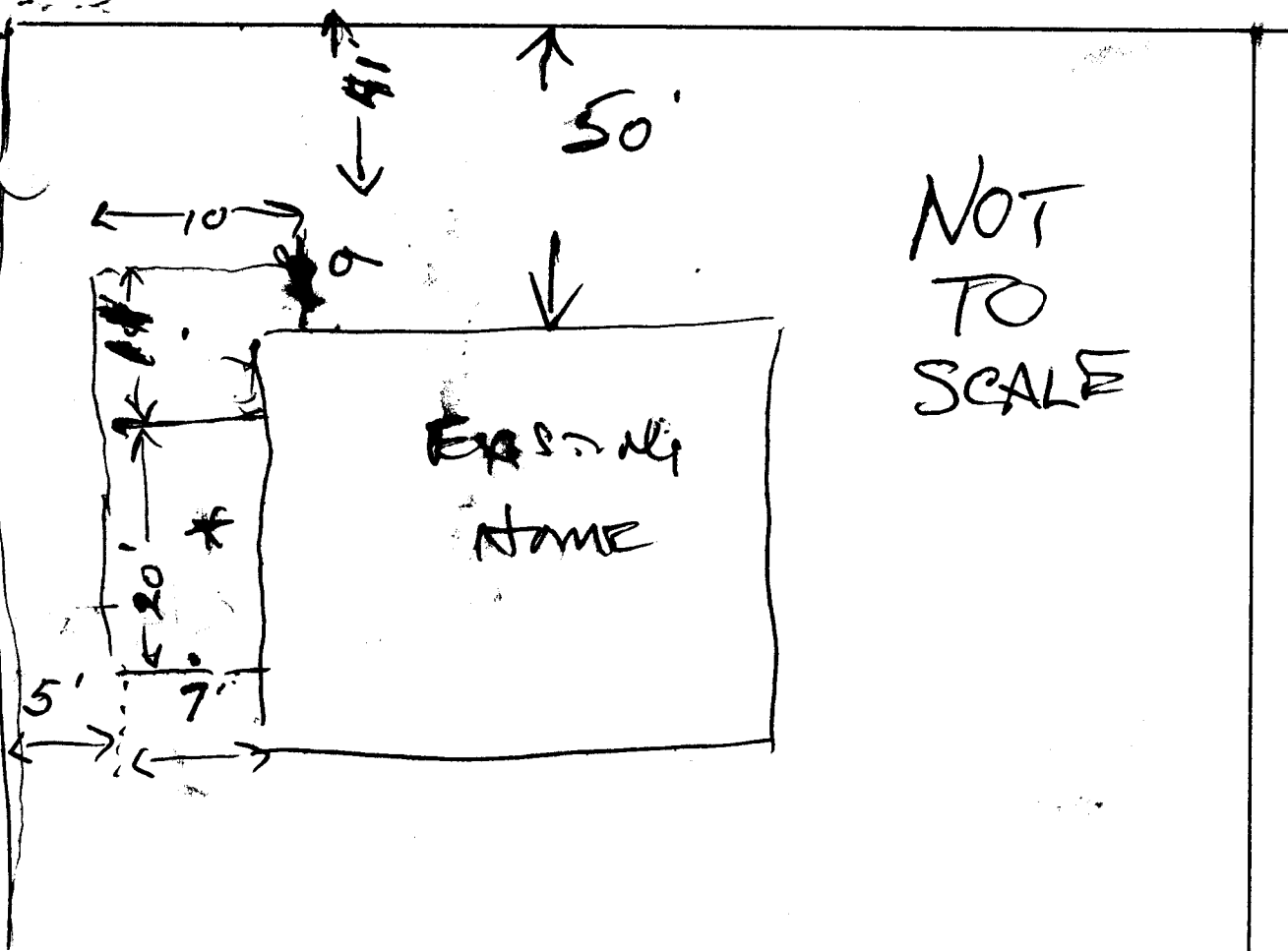
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

NIBLIC ST.



NOT TO SCALE

9 IRON STREET

* THE 20' X 7' PORTION OF THE ~~EXISTING~~ ^{ADDITION} WILL BE ENCLOSED.

CHAIN LINK FENCE

ACCEPTED MP 10-18-93
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.