

DATE SUBMITTED 9-15-93

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 261 SQ FT

SUBDIVISION PARTEE

SQ. FT. OF EXISTING BLDG(S) NA

FILING \_\_\_\_\_ BLK 9 LOT 5

TAX SCHEDULE NO. 2701-364-09-005

NO. OF FAMILY UNITS 1

OWNER H GARY VANDEBERG

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 720 NIBLIC DR

DESCRIPTION OF WORK AND INTENDED USE:  
CAR PORT - R. DIRT - LAWN  
PORT

TELEPHONE 2415798

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

ZONE RSF-5

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

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater

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

Side 5' from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear 25' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

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 M. Petty

Applicant Signature H Gary Vandenberg

Date Approved 9-15-93

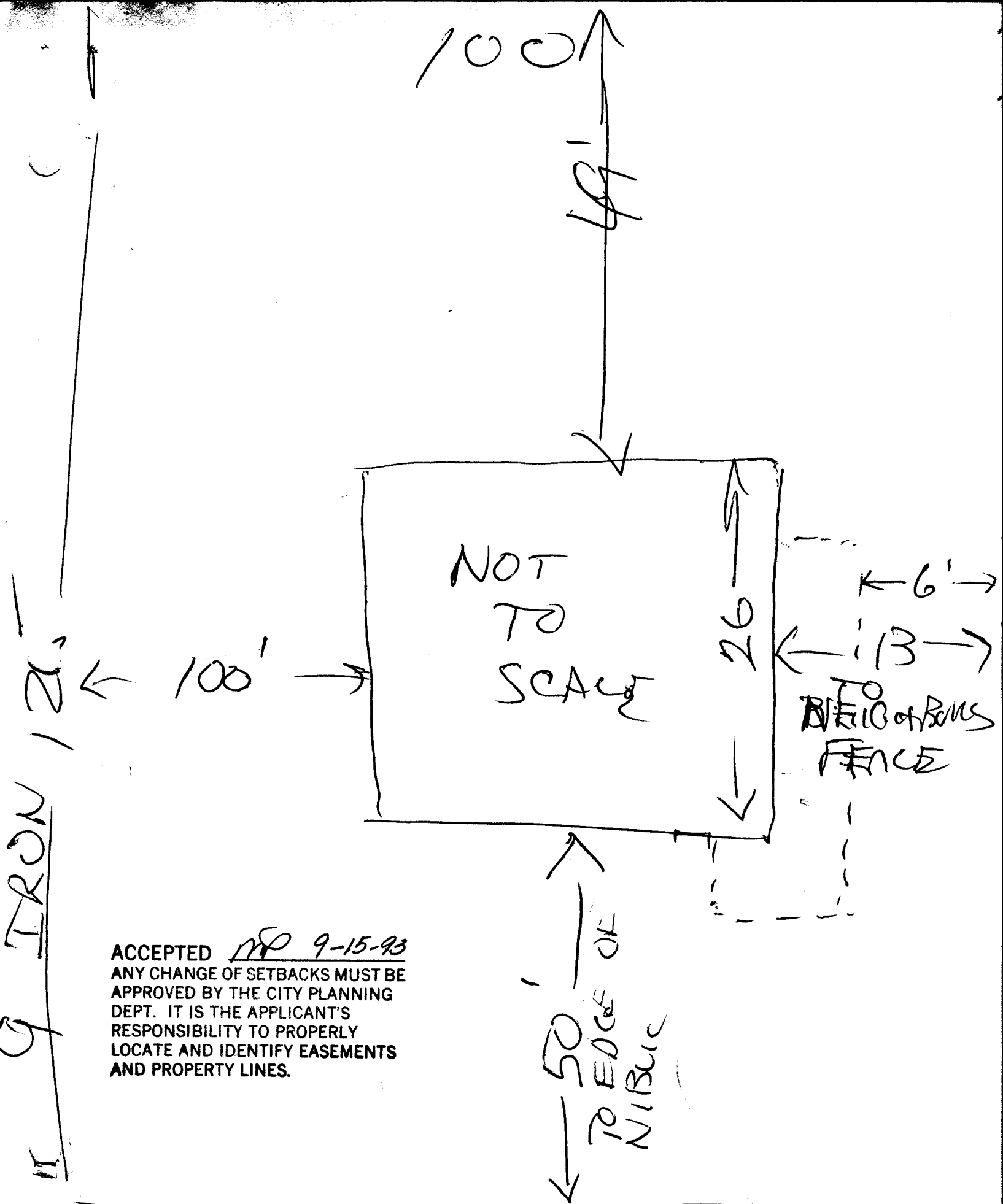
Date SEPT 15 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED MP 9-15-93  
 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.

NIBLIC DR