

DATE SUBMITTED 2/17/94

BUILDING PERMIT NO. _____

FEE \$ 500

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

BLDG ADDRESS 4230 27 1/2 Rd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1560 main level

SUBDIVISION PLARMIGAN Estates SQ. FT. OF EXISTING BLDG(S) NA

FILING - BLK - LOT 10

TAX SCHEDULE NO. 2945-011-46-010 NO. OF FAMILY UNITS 1

OWNER Jose L. Gallegos + Victoria A. Gallegos NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none

ADDRESS 2257 S. Sulle Cir 81506

TELEPHONE 245-4361 DESCRIPTION OF WORK AND INTENDED USE: New Residence

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

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 40' from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____

Side 5' to 10' from property line Building Envelope CENSUS TRACT 10 TRAFFIC ZONE 27

Rear 20' from property line Sites recorded & site plan PARKING REQ'MT _____

Maximum Height ~~10'~~ SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures ~~30%~~

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).

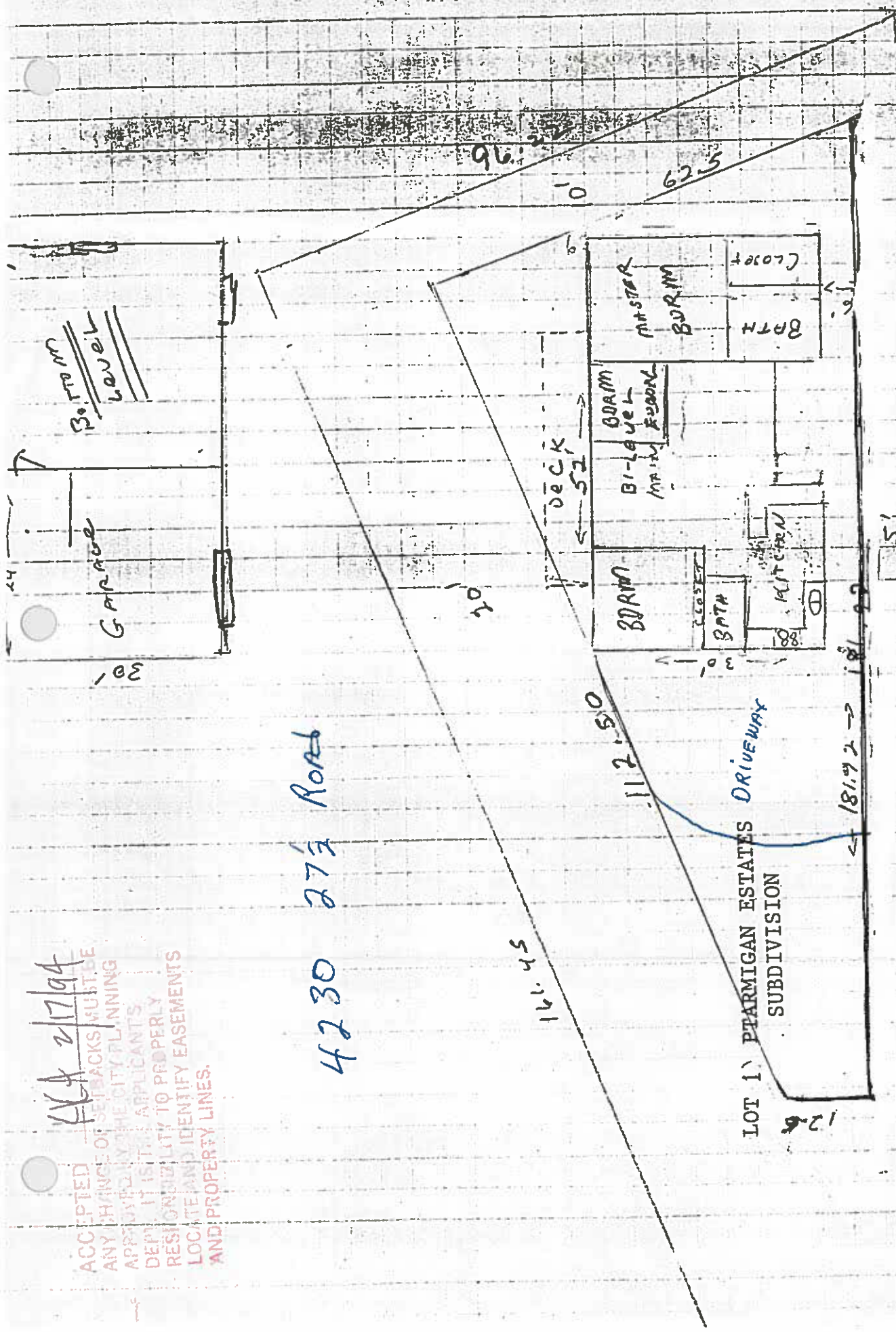
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature Jose L. Gallegos

Date Approved 2/17/94 Date 2-17-94

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

4230 27 1/2 Road
 2/17/94
 ACCEPTED
 ANY CHANCE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



12.5
 181.92
 5'
 181.92
 INCH = 10'
 INCH = 20'
 SQUARE = 4'