

DATE SUBMITTED 10-19-93

BUILDING PERMIT NO. _____
FEE \$ 500
46714

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

BLDG ADDRESS 520 N 17th
SUBDIVISION _____
FILING _____ BLK 6 LOT 748
TAX SCHEDULE NO. 2945-132-14-0007
OWNER JERRY BELT
ADDRESS 520 N 17th
TELEPHONE 242-0430

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19x24
SQ. FT. OF EXISTING BLDG(S) 1300
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
detached 19x24 FT GARAGE

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

ZONE RSF-8
detached
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 3' from property line
Rear 3' from property line
Maximum Height 32'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 7 TRAFFIC ZONE 38
PARKING REQ'MT _____
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

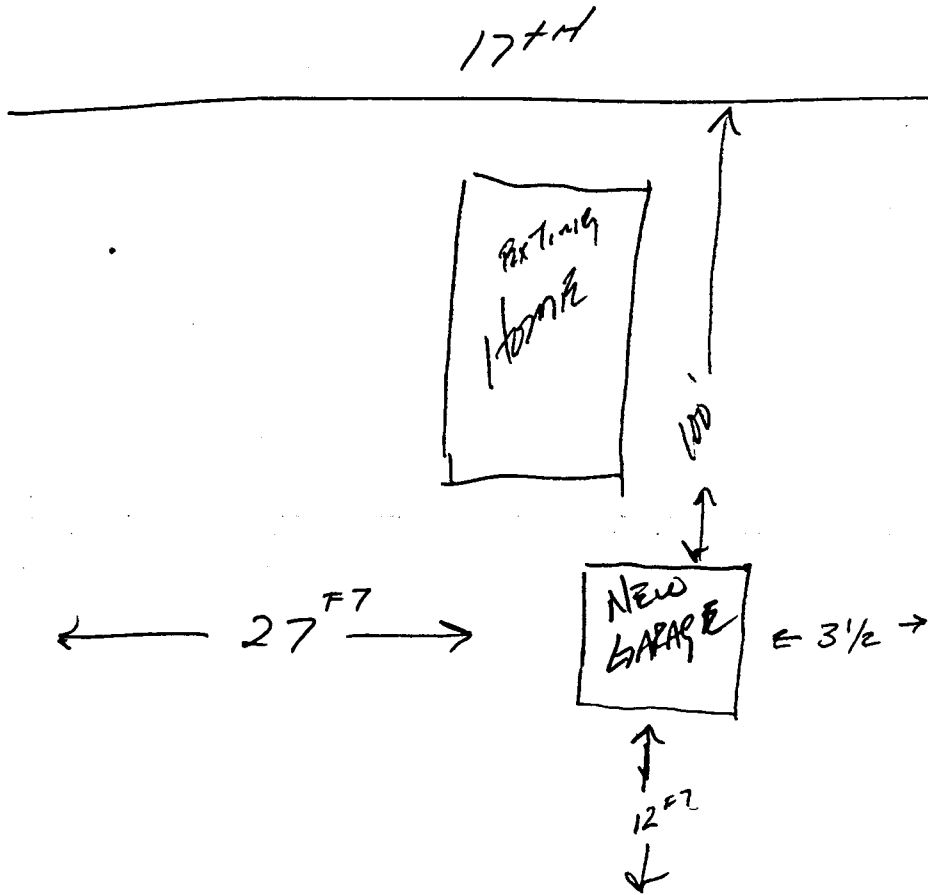
I hereby acknowledge that I have read this application and the above is correct and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 10-19-93

Applicant Signature [Signature]
Date 10/19/93

VI 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 10-19-93
ANY CHANGE OF SECTIONS MUST BE
APPROVED BY THE CITY ENGINEERING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.