

DATE SUBMITTED 8/4/93

BUILDING PERMIT NO. 47066 ✓

FEE \$ 5.00

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

BLDG ADDRESS 3210 Applewood St. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 570 SF
SUBDIVISION Spring Valley
FILING 6 BLK 9 LOT 36 SQ. FT. OF EXISTING BLDG(S) 2050 SF
TAX SCHEDULE NO. 2045-014-20-038 NO. OF FAMILY UNITS 1
OWNER Judd Tarrant NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 3210 Applewood
TELEPHONE 242-9134 DESCRIPTION OF WORK AND INTENDED USE:
New attached garage

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 X
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X
Side 5' from property line CENSUS TRACT 10 TRAFFIC ZONE _____
Rear 25' from property line PARKING REQ'MT _____
Maximum Height 32 SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 35%

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 A. Barrett Applicant Signature Judd Tarrant
Date Approved 8/4/93 Date Aug 4, 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)

