

DATE SUBMITTED 8-6-93

BUILDING PERMIT NO. 45871

FEE \$ 500

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

*[Handwritten mark]*

BLDG ADDRESS 2738 1/2 B 1/2 Rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12' X 40'

SUBDIVISION Parkview Sub.

SQ. FT. OF EXISTING BLDG(S) 26' X 40'

FILING - BLK 7 LOT 17

TAX SCHEDULE NO. 2945-252-18-029

NO. OF FAMILY UNITS 1

OWNER Wanda G. Lehl

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 2738 1/2 B 1/2 Rd

DESCRIPTION OF WORK AND INTENDED USE:  
12' X 40' Metal Roof - open 3 sides Car port

TELEPHONE 245-2363

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES - NO X

SETBACKS: Front 20' from property line or 65' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES - NO -

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 15' 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 [Signature]

Applicant Signature Wanda G. Lehl

Date Approved 8-6-93

Date 8-6-93

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

(White: Planning)

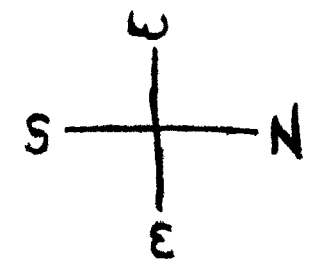
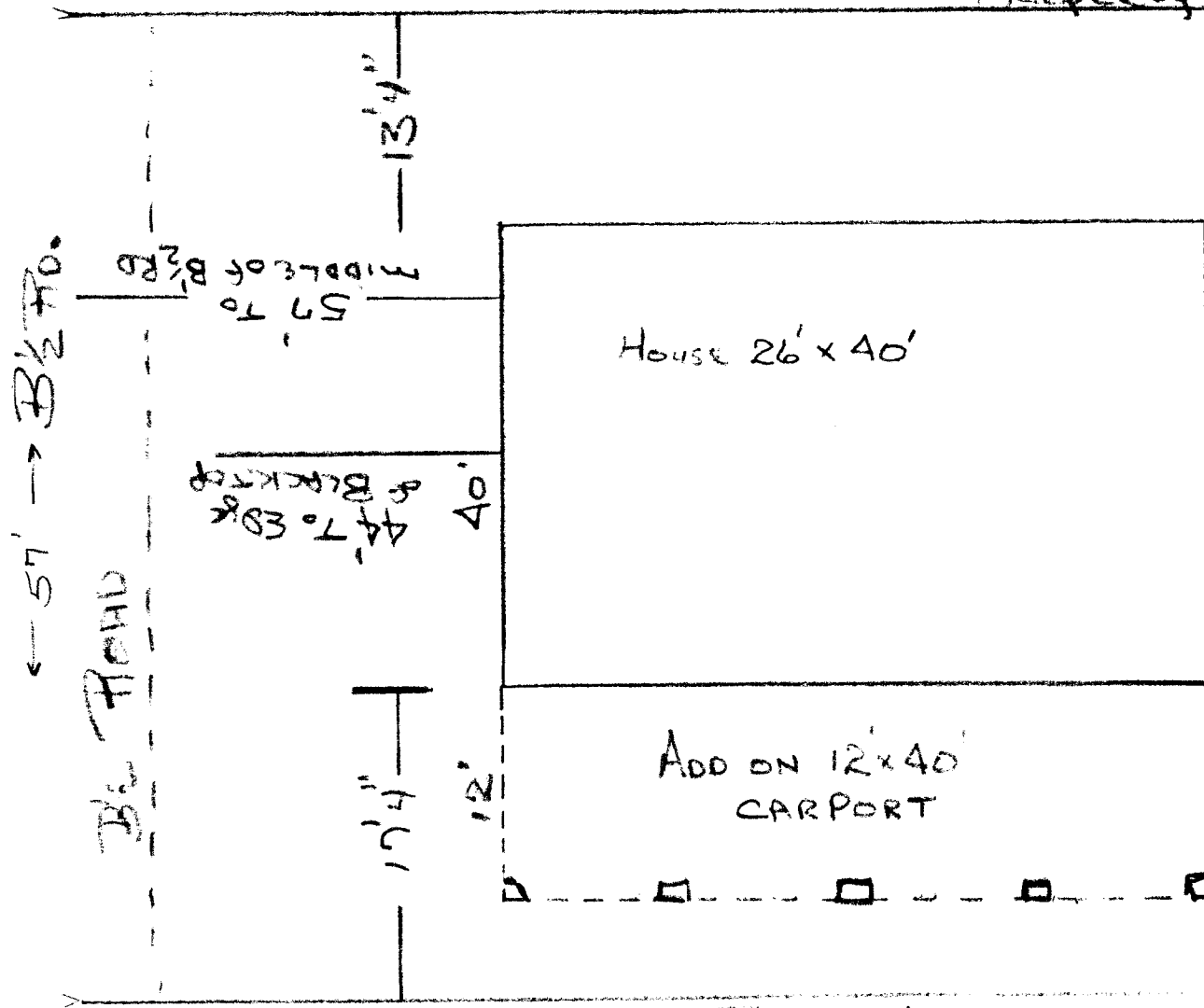
(Yellow: Customer)

(Pink: Building Department)

\$2,898<sup>00</sup>/<sub>100</sub>

LOT SIZE 57'6" x 150'

PROPERTY LINE



CARPORT - 12' x 40' " "  
 2" x 6" RAFTERS 24OC  
 7/16 WAFER  
 FELT & Steel  
 Roof - 4" x 4"  
 Post - 10' OC.  
 Post Set on  
 PIERS - 1' x 1' x 1'

ACCEPTED *x, 09* *Will* 8/6/93  
 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.

PROPERTY LINE

