

DATE SUBMITTED 10/8/93

BUILDING PERMIT NO. _____

FEE \$ 500 46546

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

BLDG ADDRESS 1615 Balsam Ct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x22 roof cover

SUBDIVISION Westlake Subdivision

FILING — BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) —

TAX SCHEDULE NO. 2945-104-12-022 NO. OF FAMILY UNITS 1

OWNER Frank G. & Naomi L. Schlatter NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 1615 Balsam Ct.

TELEPHONE 241-8132 DESCRIPTION OF WORK AND INTENDED USE:
replacing patio cover

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 _____ from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line

GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 4 TRAFFIC ZONE 10

Maximum Height 32' PARKING REQ'MT _____

Maximum coverage of lot by structures 45% 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).

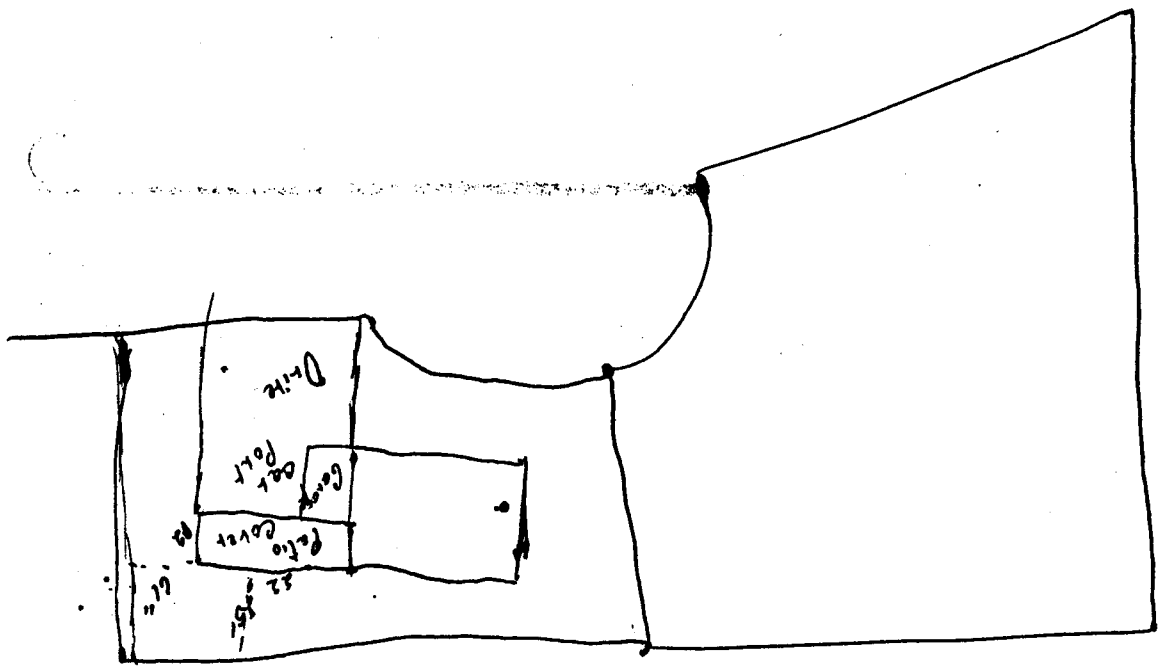
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature Frank J. Schlatter

Date Approved 10-8-93 Date 10/8/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *RJK* 10-8-93
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.