

DATE SUBMITTED 9/22/93

BUILDING PERMIT NO. 47195

FEE \$ 500

### PLANNING CLEARANCE

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

BLDG ADDRESS 2632 CHESTNUT

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450

SUBDIVISION Rolling Acres

SQ. FT. OF EXISTING BLDG(S) 0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 11

TAX SCHEDULE NO. 2701-353-07053 NO. OF FAMILY UNITS SINGLE

OWNER A.M. & M.L. DORING

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 715 Pinyon Ct. Fruita

DESCRIPTION OF WORK AND INTENDED USE:  
Build House

TELEPHONE 858-9393

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

ZONE RSF-2

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front 20 from property line or 5 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

Side 15 from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear ~~50~~ 30 from property line

PARKING REQ'MT 2

Maximum Height 32

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures 25%

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 Kurt M. [Signature]

Applicant Signature [Signature]

Date Approved 9/22/93

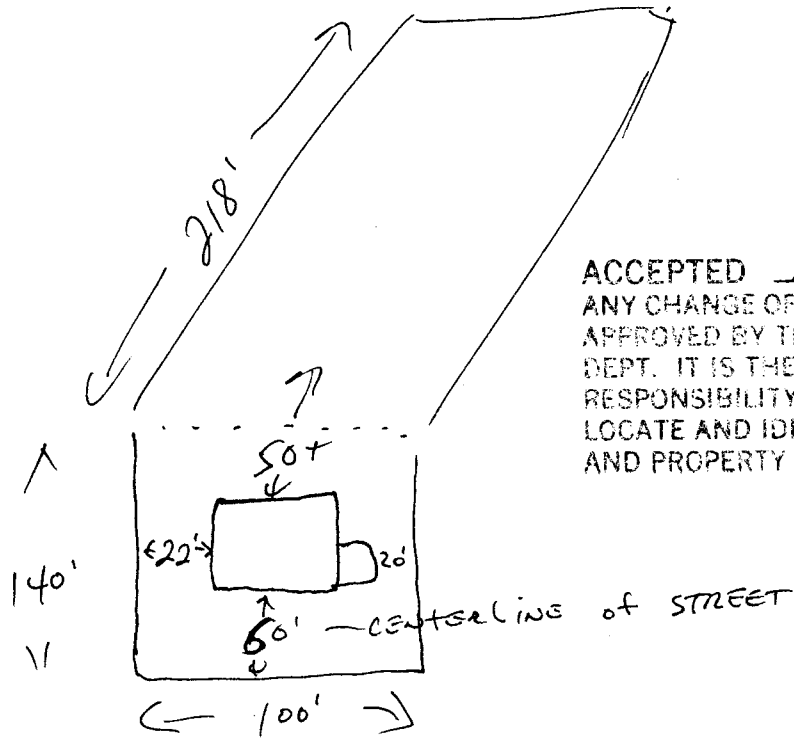
Date 9-22-93

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 9/22/93 KLOU  
 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.

A.M. DORING  
 Lot 11 Rolling Acres  
 2632 CHESTNUT  
 GRAND Junction, CO.