

DATE SUBMITTED 8-18-93

BUILDING PERMIT NO. 45999

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 415 Chipeta

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 1200

FILING _____ BLK 58 LOT 3#4

TAX SCHEDULE NO. 2945-142-33-002

NO. OF FAMILY UNITS 1

OWNER Irene Ramsay

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 415 Chipeta

DESCRIPTION OF WORK AND INTENDED USE:
24x24 Detached Garage

TELEPHONE 245-5012

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES _____ NO

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

GEOLOGIC HAZARD: YES _____ NO

Side 3' from property line

CENSUS TRACT 3 TRAFFIC ZONE 35

Rear 3' from property line

PARKING REQ'MT _____

Maximum Height 36'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 60%

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 Marcia Peltz

Applicant Signature Shirley Kraft

Date Approved 8-18-93

Date 8/18/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

415 Chipeta.

Chipeta.

