

DATE SUBMITTED 12/3/93

BUILDING PERMIT NO. 47109

FEE \$ 5.00

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

BLDG ADDRESS 603 Chipeta

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION City of G.J.

SQ. FT. OF EXISTING BLDG(S) 1000 SF

FILING _____ BLK 61 LOT 1 & 2

TAX SCHEDULE NO. 2945-142-31-001 NO. OF FAMILY UNITS 1

OWNER Gary Stubler

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 603 Chipeta

DESCRIPTION OF WORK AND INTENDED USE:
Repair existing foundation

TELEPHONE 243-7954

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 X

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

GEOLOGIC HAZARD: YES _____ NO X

Side 10' from property line

CENSUS TRACT 4 TRAFFIC ZONE _____

Rear 20' from property line

PARKING REQ'MT N/A

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 Angela Barnett

Applicant Signature Gary Stubler

Date Approved 12/3/93

Date 12/3/93

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 *A. J. Barrett*
 ANY CHANGE HEREIN SHALL BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

