

DATE SUBMITTED 8/10/93

BUILDING PERMIT NO. 45933

FEE \$ 5.00

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

BLDG ADDRESS 723 26 1/2 Rd.
SUBDIVISION Sunset Terrace
FILING _____ BLK 1 LOT 009
TAX SCHEDULE NO. 2701-35-11-009
OWNER VICTOR L SWAIN
ADDRESS 723 26 1/2 Rd GJ.
TELEPHONE 243-4681

SQ. FT. OF PROPOSED carport
BLDG(S)/ADDITION 14' X 18'6"
SQ. FT. OF EXISTING
BLDG(S) 1340 SF
NO. OF FAMILY UNITS NA
NO. OF BLDGS ON PARCEL
BEFORE THIS CONSTRUCTION 3
DESCRIPTION OF WORK AND INTENDED USE:
carport Nth side of house

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

ZONE RSF-4
SETBACKS: Front 50' from property line or
50' from center of ROW, whichever is greater
Side 7' from property line
Rear 30' from property line
Maximum Height 32'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
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 Angeline Barrett Applicant Signature Victor L Swain
Date Approved 8/10/93 Date 8/10/93

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

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

90'

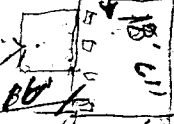
2 1/2" Rd.

DRIVEWAY

New Casport

20
min

STG shed
EXISTING
9x10



CEMENT slab
EXISTING

30'

Carport

House

ACCEPTED
ANY CHANGE OF INTERESTS MUST BE
APPROVED BY THE COUNTY CLERK
COUNTY CLERK'S OFFICE
RESPONSIBLE FOR THE PROPERLY
LOCATING AND EASEMENTS
AND PROPERTY LINES.

A. Barrett

60'

6x8' STG shed EXISTING