

DATE SUBMITTED 11-29-93

BUILDING PERMIT NO. 47037

FEE \$ 5.00

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

BLDG ADDRESS 530 28 1/2 Rd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12 x 56

SUBDIVISION Cottonwood Meadows Est.

SQ. FT. OF EXISTING BLDG(S) NA

FILING BLK 2 LOT 2

TAX SCHEDULE NO. 2943-074-06-002

NO. OF FAMILY UNITS 1

OWNER James V. Wilcox III

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1 (garage) 18'x20'

ADDRESS 530 28 1/2 Rd.

DESCRIPTION OF WORK AND INTENDED USE:
place mobile on existing pad.

TELEPHONE 242-3858

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

SETBACKS: Front 20' from property line or 50' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 5' from property line

CENSUS TRACT 6 TRAFFIC ZONE 30

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

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 [Signature]

Date Approved 11-29-93

Date 11-29-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

45' wide x 100' deep

20' Feet

12 Feet

8 FT

8 Feet

Cement Pad

Two-Car
Garage

18' by 20'

Drive way

20' (+ or -)

3 FT ±, Property Line

ACCEPTED MP 11-29-93
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.