

DATE SUBMITTED 8-20-93

BUILDING PERMIT NO. 45994

FEE \$ 5.00

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

BLDG ADDRESS 795 Garrison Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3594.47

SUBDIVISION GARRISON RANCH

SQ. FT. OF EXISTING BLDG(S) _____

FILING 1 BLK 1 LOT 1

TAX SCHEDULE NO. 2701-39-49-005

NO. OF FAMILY UNITS 1

OWNER DAW GARRISON

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS Box 633 Grand 81502

DESCRIPTION OF WORK AND INTENDED USE:
new Res.

TELEPHONE 241-5325

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 25' from property line or 40'-H Road from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 10' from property line

CENSUS TRACT 14 TRAFFIC ZONE 13

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height 35'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 [Signature]
Date Approved 8-20-93

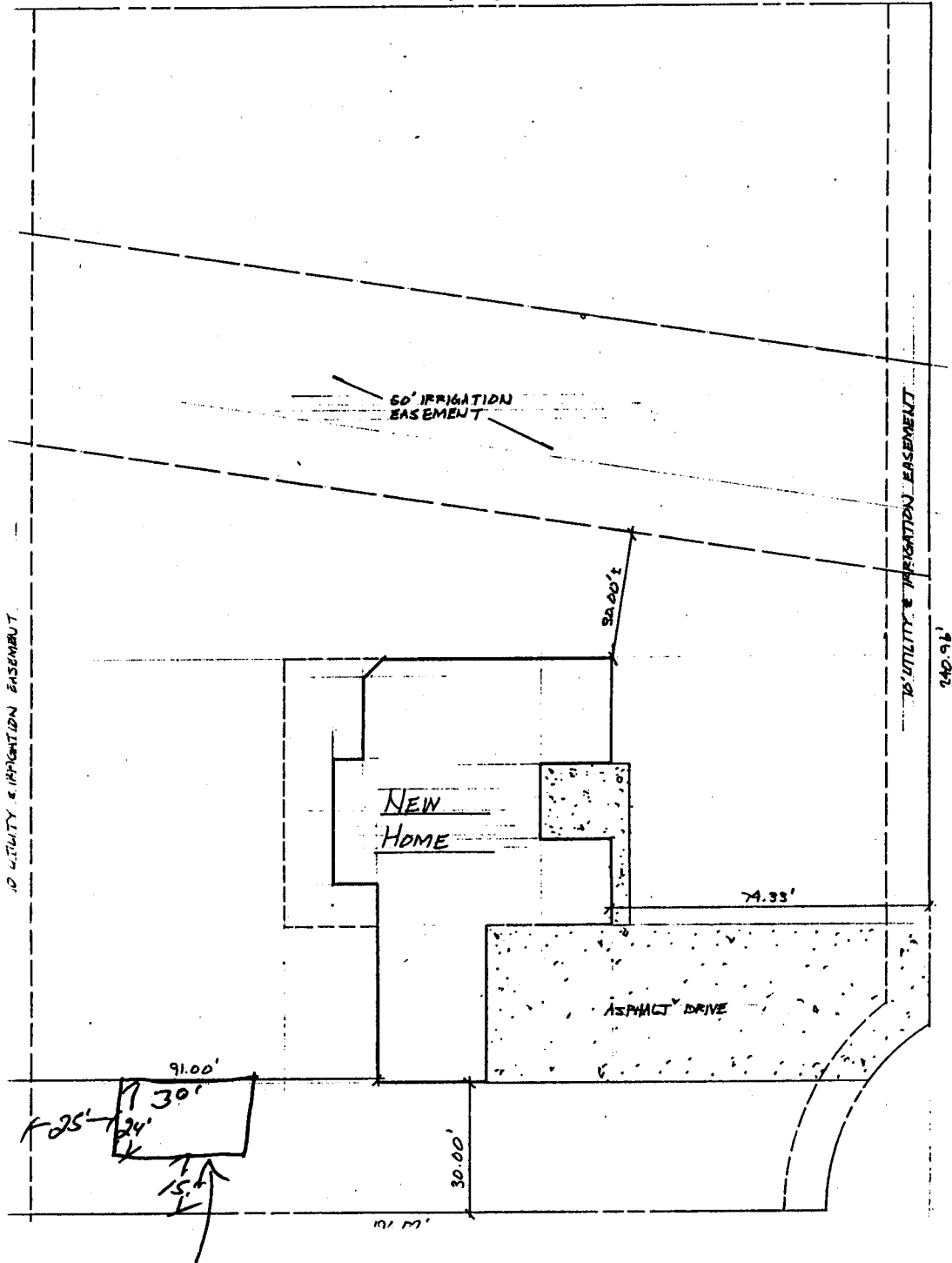
Applicant Signature [Signature]
Date 8-20-93

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

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

H. ROAD

221.03'



ACCEPTED MP 10-11-93
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.

