

DATE SUBMITTED 8-18-93

BUILDING PERMIT NO. 46000 ✓

FEE \$ 5.00

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

BLDG ADDRESS 2130 KENNEDY

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

SUBDIVISION Velvet Subdivision

SQ. FT. OF EXISTING BLDG(S) 1100

FILING _____ BLK 2 LOT 19

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2945-124-15-018

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER MR & MRS CHELSTEADSEN

ADDRESS 2130 KENNEDY

DESCRIPTION OF WORK AND INTENDED USE:
24x24 GARAGE.

TELEPHONE _____

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 — from property line or — from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 3' from property line

CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 3' 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 *Marcia Pety*
Date Approved 8-18-93

Applicant Signature *Henry Keefe*
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)

2130 KENNEDY

KENNEDY

