

DATE SUBMITTED: 7-2-93

PERMIT NO. 45488 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 642 Lakeshore Dr.

SQ. FT. OF BLDG: + 32 sq. ft.

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 8 LOT # 003

NO. OF FAMILY UNITS: one

TAX SCHEDULE # 2945-104-03-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: one

OWNER W. R. Iiams

USE OF EXISTING BUILDINGS: Home

ADDRESS 642 LAKESHORE

DESCRIPTION OF WORK AND INTENDED USE: add 2 ft to existing shed

TELEPHONE: 243-9526

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSE-5

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65 ft 45 ft E

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 ft REAR 25 ft

CENSUS TRACT: 4 TRAFFIC ZONE: 3A10

MAXIMUM HEIGHT 32 ft

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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 Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Parker
Department Approval

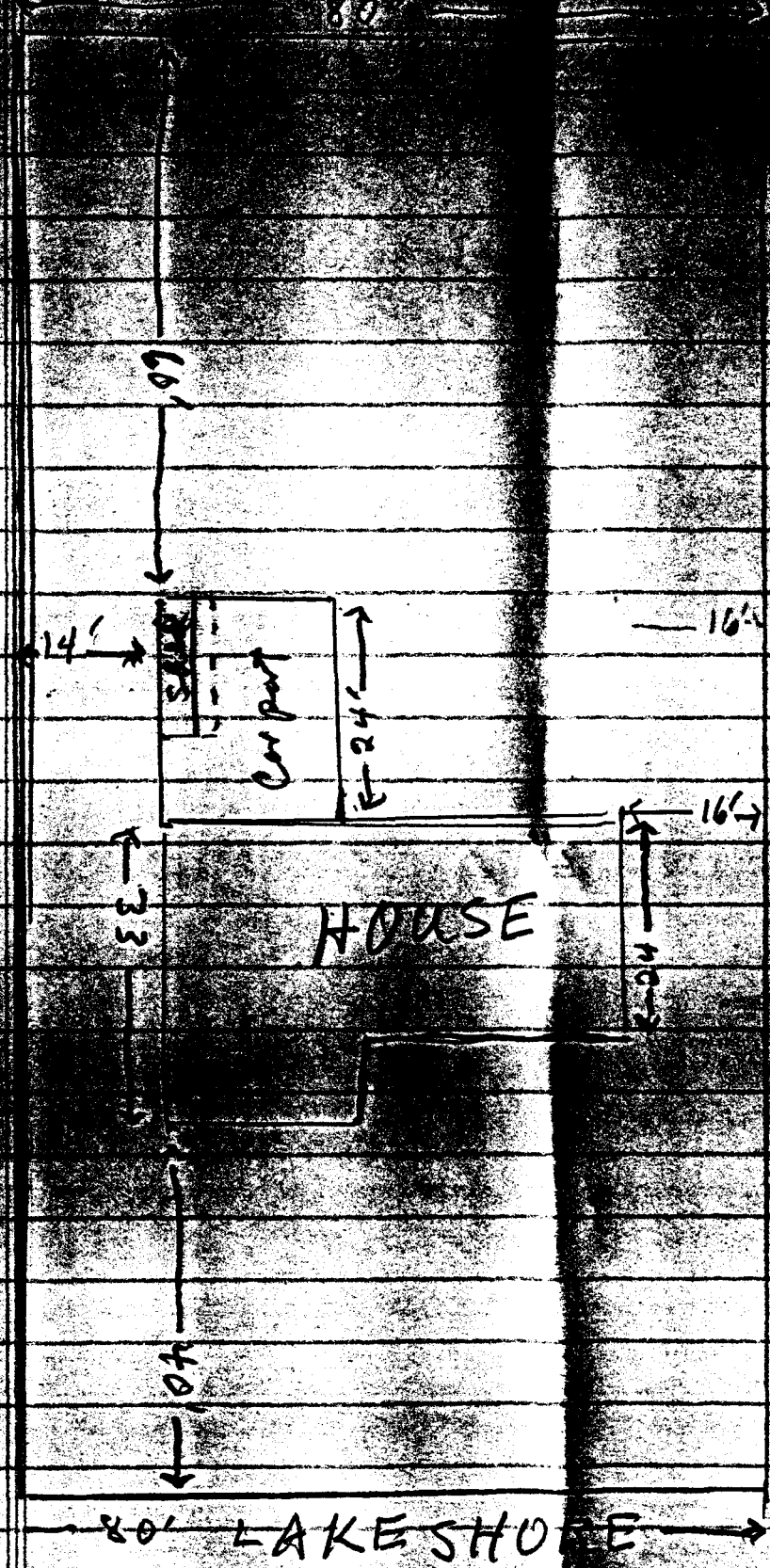
W. R. Iiams
Applicant Signature

7/2/93
Date Approved

7/2/93
Date

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

ORCHARD
80'



ACCEPTED
 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.

ACCEPTED KW 7-2-92
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