

DATE SUBMITTED 8/9/93

BUILDING PERMIT NO. 46045V

FEE \$ 5⁰⁰

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

BLDG ADDRESS 2693 MILO DR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1025

SUBDIVISION MONTERADA

SQ. FT. OF EXISTING BLDG(S) 1 GARAGE

FILING — BLK — LOT 3

TAX SCHEDULE NO. 2945-261-09-003 NO. OF FAMILY UNITS —

OWNER ANN VERWALD

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION —

ADDRESS 2695 MILO DR

DESCRIPTION OF WORK AND INTENDED USE:
BUILD HOUSE

TELEPHONE —

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

ZONE RMF-16

DESIGNATED FLOODPLAIN: YES — NO ✓

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

GEOLOGIC HAZARD: YES — NO ✓

Side 10 from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 20 from property line

PARKING REQ'MT 2

Maximum Height 36

SPECIAL CONDITIONS: —

Maximum coverage of lot by structures 50%

sewer 750⁰⁰
water 1000⁰⁰

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 Kathy Meyer

Applicant Signature Robert Palchak

Date Approved 8/9/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ANN VORWALD
2945 MILO DR.
CAND JUNCTION

