

DATE SUBMITTED 7/30/93

7 Storage shed 5/30/90 35985 ?
BUILDING PERMIT NO. _____
FEE \$ 500

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

BLDG ADDRESS 105 Park Dr

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600

SUBDIVISION Park Lane

SQ. FT. OF EXISTING BLDG(S) —

FILING _____ BLK _____ LOT # 4 all
Portion of 3 & 5

NO. OF FAMILY UNITS —

TAX SCHEDULE NO. 2995-112-13-016

OWNER Douglas E & Haine J. Peterson

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 105 Park Dr.

DESCRIPTION OF WORK AND INTENDED USE:
Build a 20 x 30 Carport

TELEPHONE 243-4055

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

ZONE RF-5

DESIGNATED FLOODPLAIN: YES _____ NO ✓

SETBACKS: Front ~~20~~ 45 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO ✓

Side 5 from property line

CENSUS TRACT 4 TRAFFIC ZONE 25

Rear 25 from property line

PARKING REQ'MT _____

Maximum Height 32

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 35%

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 7/30/93

Date 7/30/93

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

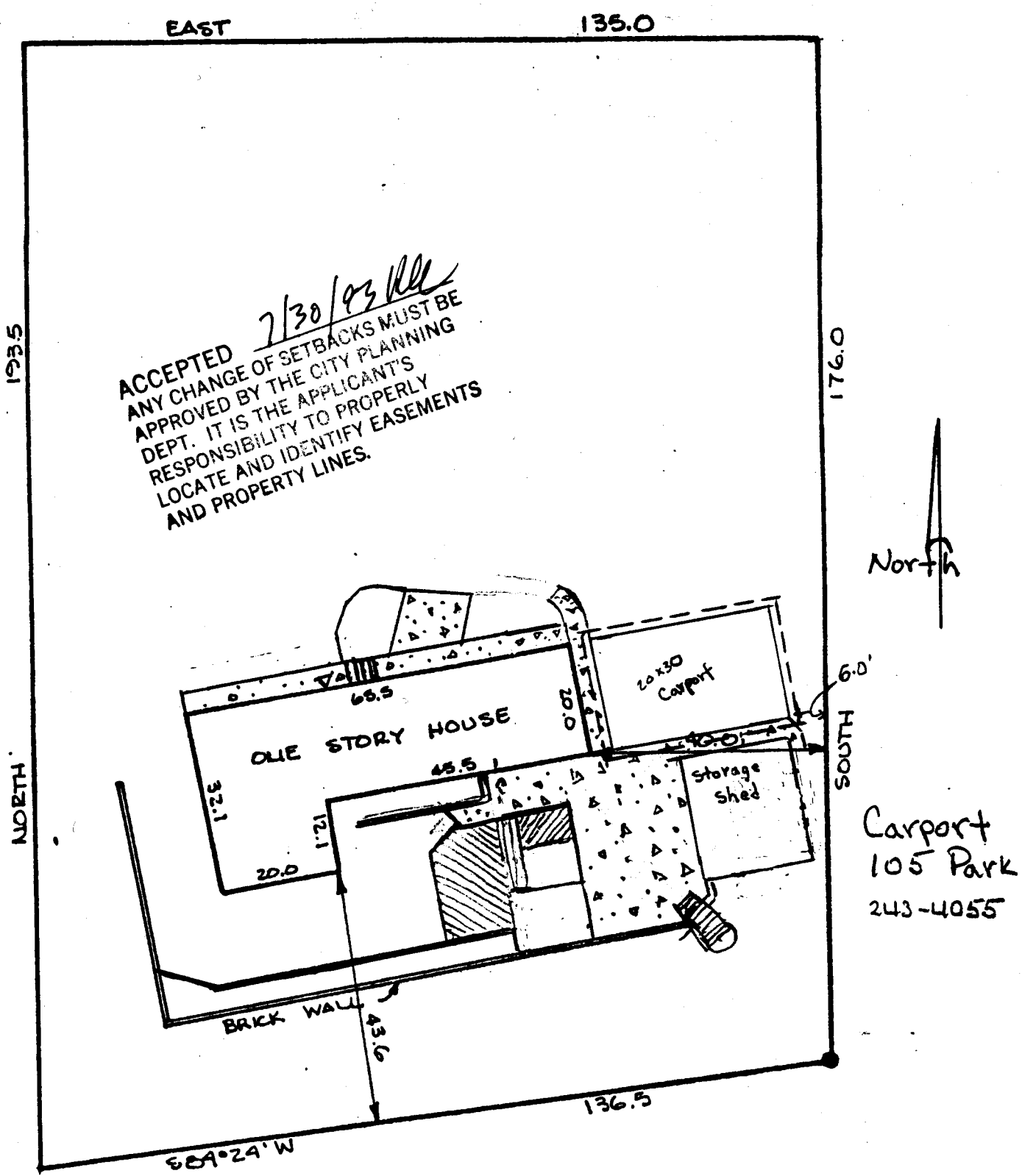
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

11. setback and sideyard distances are plus or minus one foot.

PARK DRIVE



Carport
105 Park
243-4055

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title