

DATE SUBMITTED 9/22/93

BUILDING PERMIT NO. 46352

FEE \$ 5⁰⁰ ✓

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

BLDG ADDRESS 378 1/2 A Bridgeway

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23x12

SUBDIVISION Bridges

SQ. FT. OF EXISTING BLDG(S) NA

FILING 2 BLK 14 LOT 15A

TAX SCHEDULE NO. 2945-201-07-026

NO. OF FAMILY UNITS 1

OWNER MICHAEL R. STEELE

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS Same

DESCRIPTION OF WORK AND INTENDED USE:
Deck

TELEPHONE 245-3872 (w 244-3444)

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

ZONE PD-4

DESIGNATED FLOODPLAIN: YES _____ NO X

BACKS: Front 20' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line (0' to 10')

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 10' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____
"A" LOT

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 9/22/93

Date 9.21.93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

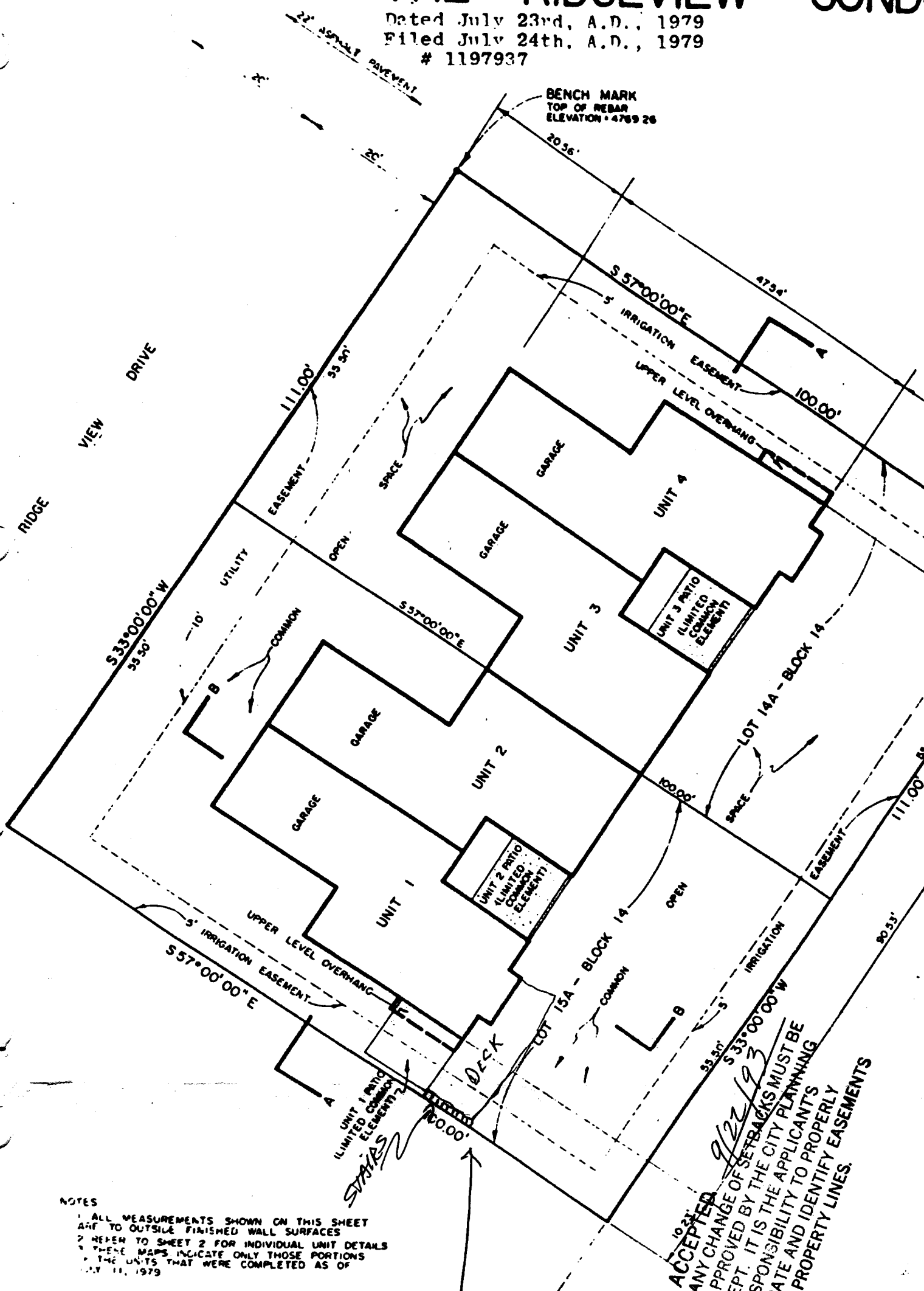
be by after 3⁰⁰ p.m.

Original

CONDOMINIUM MAP OF THE RIDGEVIEW COND

Dated July 23rd, A.D., 1979
Filed July 24th, A.D., 1979
1197937

BENCH MARK
TOP OF REBAR
ELEVATION = 4789.26



NOTES
 1. ALL MEASUREMENTS SHOWN ON THIS SHEET ARE TO OUTSIDE FINISHED WALL SURFACES
 2. REFER TO SHEET 2 FOR INDIVIDUAL UNIT DETAILS
 3. THESE MAPS INDICATE ONLY THOSE PORTIONS OF THE UNITS THAT WERE COMPLETED AS OF JULY 11, 1979

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.

9/22/93

LEE, this is where I would like to put the new deck.

MIKE STEELE
 378 1/2 N Ridgeview Dr
 245-3872

THANKS
 M.K.C