

DATE SUBMITTED 9/1/93

BUILDING PERMIT NO. _____

FEE \$ 5.00

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

BLDG ADDRESS 2026 Road Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10' x 20'

SUBDIVISION East Main St. Addition

SQ. FT. OF EXISTING BLDG(S) 800 SF

FILING _____ BLK 8 LOT 13

TAX SCHEDULE NO. 2945-134-02-015

NO. OF FAMILY UNITS 1

OWNER Mary P. Adamson

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 2026 Road Ave

TELEPHONE 245-5430

DESCRIPTION OF WORK AND INTENDED USE:
add new carport

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

ZONE RBF-32

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO X

Side 10' from property line

CENSUS TRACT 7 TRAFFIC ZONE 40

Rear 20 from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 60%

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 Angelina Bassett

Applicant Signature Mary P. Adamson

Date Approved 9/1/93

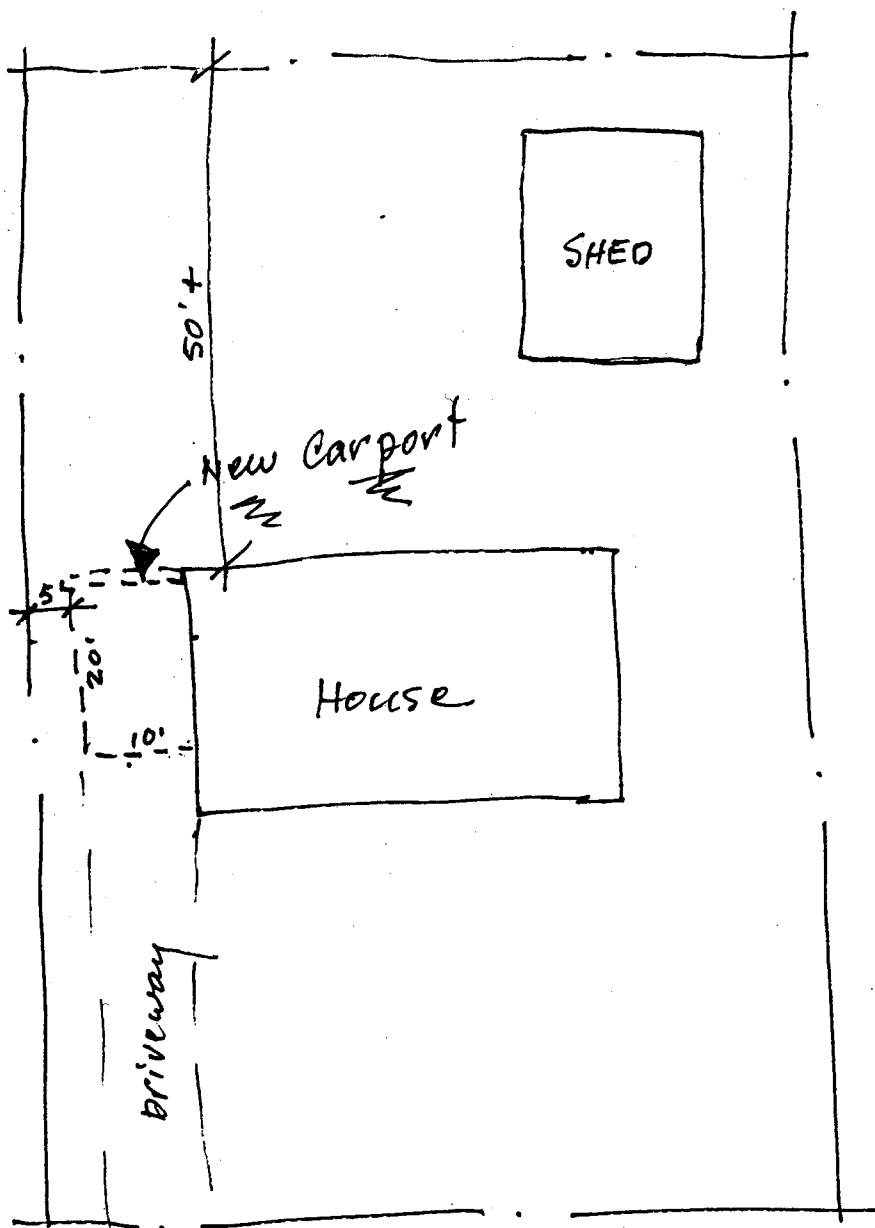
Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



2026 ROOD AVE.

ACCEPTED A. Barrett
 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.