

DATE SUBMITTED 8-4-93

BUILDING PERMIT NO. 45877

FEE \$ 5<sup>00</sup> ✓

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

BLDG ADDRESS 312 South Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x22  
 SUBDIVISION 2945-143-38-010  
 FILING - BLK 146 LOT 29930 SQ. FT. OF EXISTING BLDG(S) - 800<sup>0</sup>  
 TAX SCHEDULE NO. 2945-143-38-010 NO. OF FAMILY UNITS one  
 OWNER Simon + Jennie Trujillo NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION one  
 ADDRESS 312 South Ave  
 TELEPHONE 242-7359 DESCRIPTION OF WORK AND INTENDED USE: detached garage

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

ZONE I-1 DESIGNATED FLOODPLAIN: Designated YES \_\_\_\_\_ NO X  
 SETBACKS: Front 25' from property line or 25' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side AS from property line CENSUS TRACT 1 TRAFFIC ZONE 43  
 Rear AS SHOWN from property line PARKING REQ'MT \_\_\_\_\_  
 Maximum Height 65' SPECIAL CONDITIONS: \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_

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).

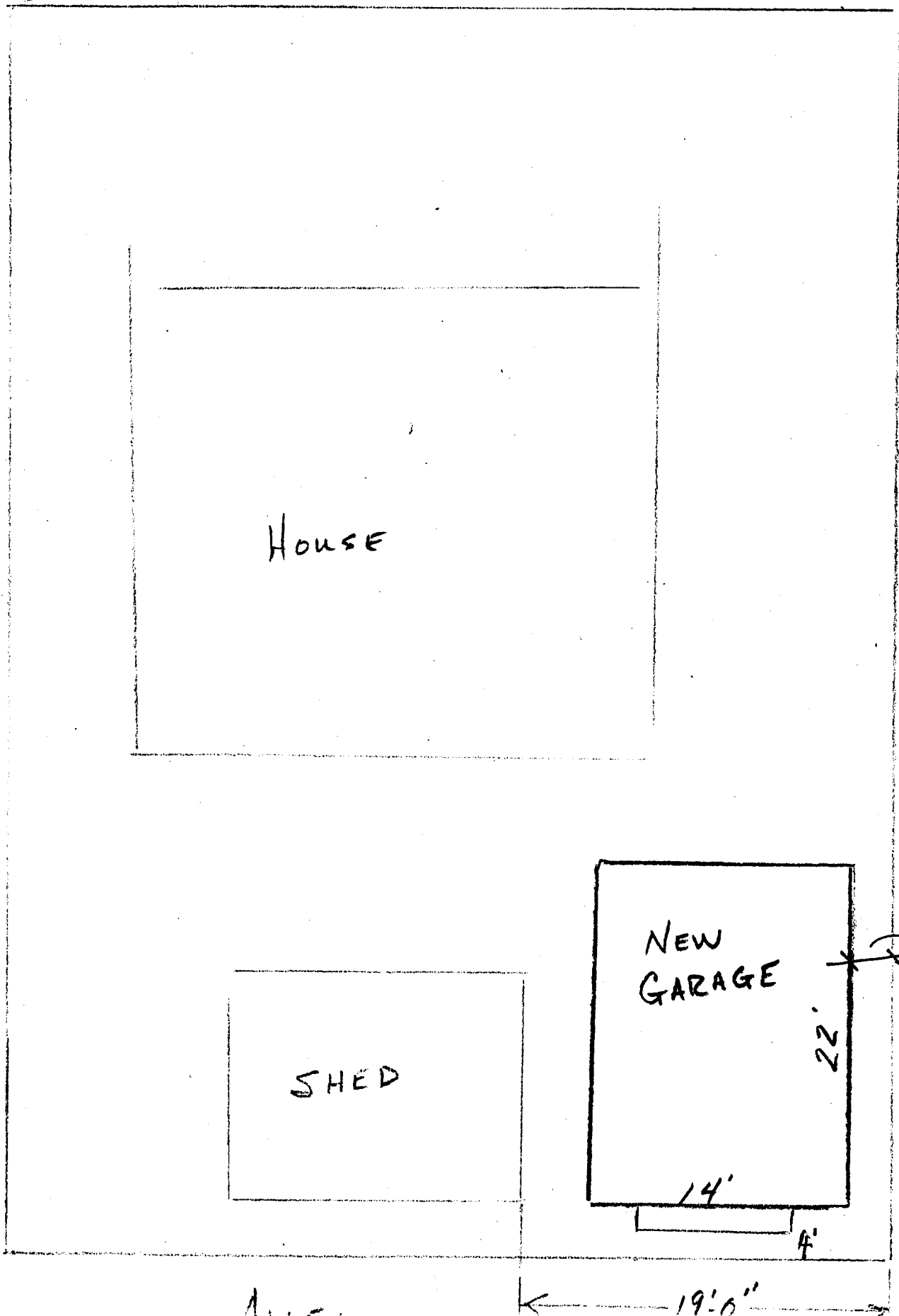
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature Simon Trujillo  
 Date Approved 8-4-93 Date 8-4-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

SOUTH AVE.



HOUSE

SHED

NEW GARAGE

22'

14'

4'

19'0"

WEST PROPERTY

2'-2 1/2'