

DATE SUBMITTED Nov 08, 1993

BUILDING PERMIT NO. 46838
FEE \$ 5.00

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

BLDG ADDRESS 1415 Texas Ave.
SUBDIVISION Prospect Park Sub.
FILING _____ BLK 3 LOT 2
TAX SCHEDULE NO. 294512314002
OWNER Todd CRONE
ADDRESS 1415 Texas Ave.
TELEPHONE 241-0662

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720 SF
SQ. FT. OF EXISTING BLDG(S) Approx 1400 SA
NO. OF FAMILY UNITS 01
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 01
DESCRIPTION OF WORK AND INTENDED USE:
24' x 30' GARAGE - auto use

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

ZONE RME-32
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side 3' from property line
Rear 10' from property line
Maximum Height 32'
Maximum coverage of lot by structures 60%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 6 TRAFFIC ZONE 31
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

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]
Date Approved 11-8-93

Applicant Signature [Signature]
Date Nov 8, 1993

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

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

Plot PLAN - 1415 TEXAS

