

DATE SUBMITTED 8/26/93

BUILDING PERMIT NO. 46071V  
FEE \$ 500

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

BLDG ADDRESS 1850 <sup>white</sup>  
SUBDIVISION EAST MAIN ST. ADD.  
FILING BLK 3 LOT 13  
TAX SCHEDULE NO. 2945-133-01-013  
OWNER James Ashley  
ADDRESS 1850 white  
TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15X24  
SQ. FT. OF EXISTING BLDG(S) N/A  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
DESCRIPTION OF WORK AND INTENDED USE:  
enclosed carport

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

ZONE RMF-32  
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater  
Side 10 from property line  
Rear 10 from property line  
Maximum Height 36  
Maximum coverage of lot by structures ✓

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 7 TRAFFIC ZONE 40  
PARKING REQ'MT N/A  
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.

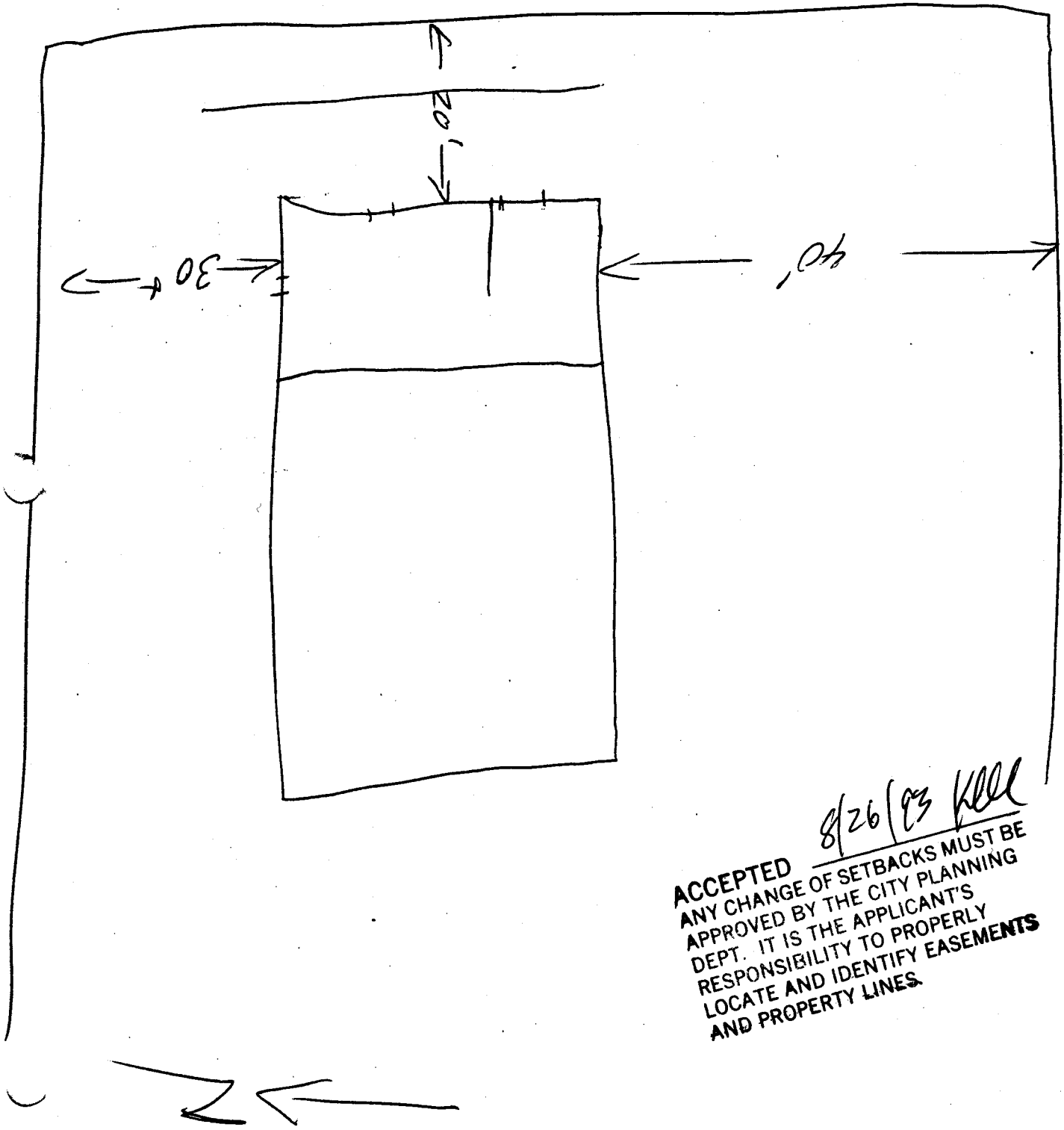
Department Approval [Signature]  
Date Approved 8/26/93

Applicant Signature James Ashley  
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)

19<sup>th</sup>



White

ACCEPTED 8/26/03 Klll  
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.