

DATE SUBMITTED 3/28/94

BUILDING PERMIT NO. 48313

FEE \$ 5⁰⁰

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

BLDG ADDRESS 435 27th St.
SUBDIVISION Mesa Gardens Sub.
FILING BLK 9 LOT 12
TAX SCHEDULE NO. 2945-131-09-010
OWNER LARRY M. PLATT
ADDRESS 435 N. 27th St.
TELEPHONE 245-0223

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24' x 32' garage & 5'6" x 24' addition
SQ. FT. OF EXISTING BLDG(S) 1014 sq ft
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
addition & ~~new~~ new garage

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

JNE RSF-5

DESIGNATED FLOODPLAIN: YES NO X

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

GEOLOGIC HAZARD: YES NO

Prin - 5'
det. Side 3' from property line
Prin - 25'
det. Rear 10' from property line

CENSUS TRACT 7 TRAFFIC ZONE 38

PARKING REQ'MT

SPECIAL CONDITIONS:

Maximum Height

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 *R.S. Edwards*
Date Approved 3/28/94

Applicant Signature *Larry M. Platt*
Date 3-28-94

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

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

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