

DATE SUBMITTED 1-19-94

BUILDING PERMIT NO. 47966

FEE \$ 5.00

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

BLDG ADDRESS 2670 Cambridge Rd
SUBDIVISION Cambridge
FILING _____ BLK 1 LOT 12
TAX SCHEDULE NO. 2701-351-40-012
OWNER T. Holgate
ADDRESS 26 G Rd
TELEPHONE 479 7531

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2776
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None
DESCRIPTION OF WORK AND INTENDED USE:
Single Family Residence

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

ZONE PC 3.5
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 35' from property line
Rear 40' from property line
Maximum Height 15'
Maximum coverage of lot by structures 2916

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 17
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).

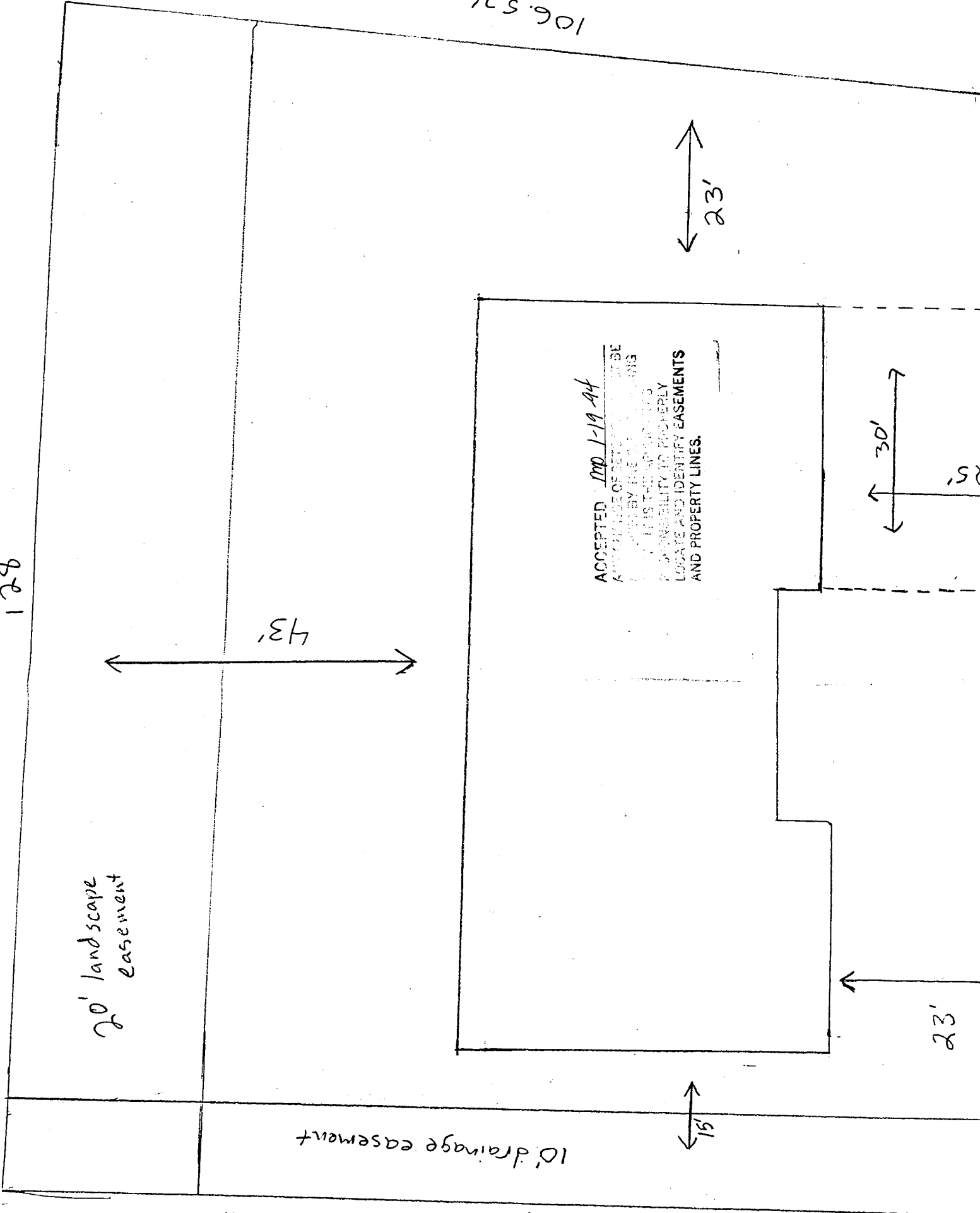
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval M. Patej
Date Approved 1-19-94

Applicant Signature Todd Holgate
Date 1-19-94

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

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



128'

106.52'

20' landscape easement

43'

23'

30'

25'

23'

15'

10' drainage easement

110.86'

ACCEPTED MD 1-19-94
APPROPRIATE OF SETBACKS TO BE
MAINTAINED BY THE PROPERTY OWNERS
IN THIS TRACT SHALL BE THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

