

DATE SUBMITTED 3-1-94

BUILDING PERMIT NO. 47799
FEE \$ 5.00

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

BLDG ADDRESS 218 Chulucota
SUBDIVISION -
FILING - BLK 10 LOT 3
TAX SCHEDULE NO. 2945-154-22-014
OWNER Jose Cindy Martinez
ADDRESS 218 Chulucota
TELEPHONE 741-5631

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1152 sq ft
SQ. FT. OF EXISTING BLDG(S) -
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

DESCRIPTION OF WORK AND INTENDED USE:

REPLACING EXISTING GARAGE (SAME FOOTPRINT) PLUS CARPORT w/ 12-4x4 supports.

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES - NO X Panel # 080-117-0006

SETBACKS: Front 7' from property line or - from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES - NO -

(3') Side 11' from property line

CENSUS TRACT 9 TRAFFIC ZONE 43

(3') Rear 42" from property line

PARKING REQ'MT -

Maximum Height 11'
Maximum coverage of lot by structures -

SPECIAL CONDITIONS: -
-
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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.

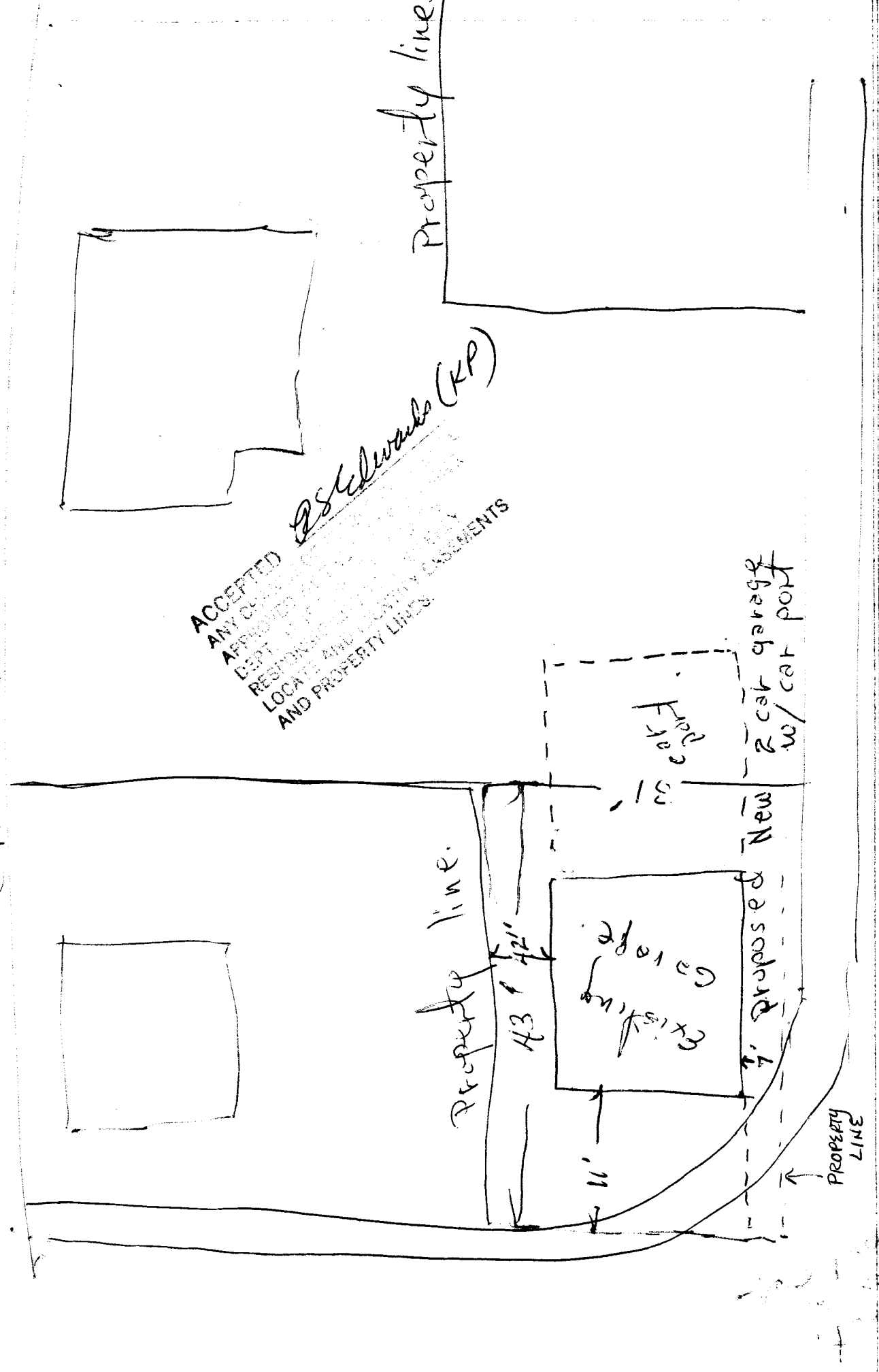
Department Approval [Signature] (KP)
Date Approved 3-1-94

Applicant Signature [Signature]
Date 3-1-94

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

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

Chubert a.



218 Chubert a.

RMF-64