

DATE SUBMITTED 4-25-94

BUILDING PERMIT NO. 48448

FEE \$ 500

*2-8 1/2 x 11 - site plan*

### PLANNING CLEARANCE

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

BLDG ADDRESS 658 E. CLIFF DR.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 x 32'

SUBDIVISION ONAN

SQ. FT. OF EXISTING BLDG(S) 24 x 40

FILING \_\_\_\_\_ BLK 4 LOT 1

TAX SCHEDULE NO. 2945-012-04-001 NO. OF FAMILY UNITS 1

OWNER CH. CARWILE & VIRGINIA NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 658 E. CLIFF DR.

DESCRIPTION OF WORK AND INTENDED USE:  
GARAGE + WORK SHOP

TELEPHONE 245 4297

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

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3' from property line

CENSUS TRACT 10 ~~10~~ TRAFFIC ZONE 21

Rear 10' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 32'

SPECIAL CONDITIONS: \_\_\_\_\_

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 Ronnie Edwards Applicant Signature [Signature]

Date Approved 4-25-94 Date 4-25-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

