

DATE SUBMITTED 3/3/94

BUILDING PERMIT NO. 147903

FEE \$ 5⁰⁰

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

BLDG ADDRESS 1701 Courtland

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2221

SUBDIVISION Pharmigan PT

SQ. FT. OF EXISTING BLDG(S) 0

FILING 6 BLK 2 LOT 3

TAX SCHEDULE NO. 2945-012-63-003

NO. OF FAMILY UNITS 1

OWNER Craig Thomas

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 723 35 8/10 Rd Palisade

DESCRIPTION OF WORK AND INTENDED USE:
NEW Home

TELEPHONE 464 0504

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

ZONE PR4

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 20' from property line or 44' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height _____

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 R. S. Edwards (P.T.) Applicant Signature Craig Thomas

Date Approved 3/3/94 Date 3/3/94

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

(White: Planning)

(Yellow: Customer)

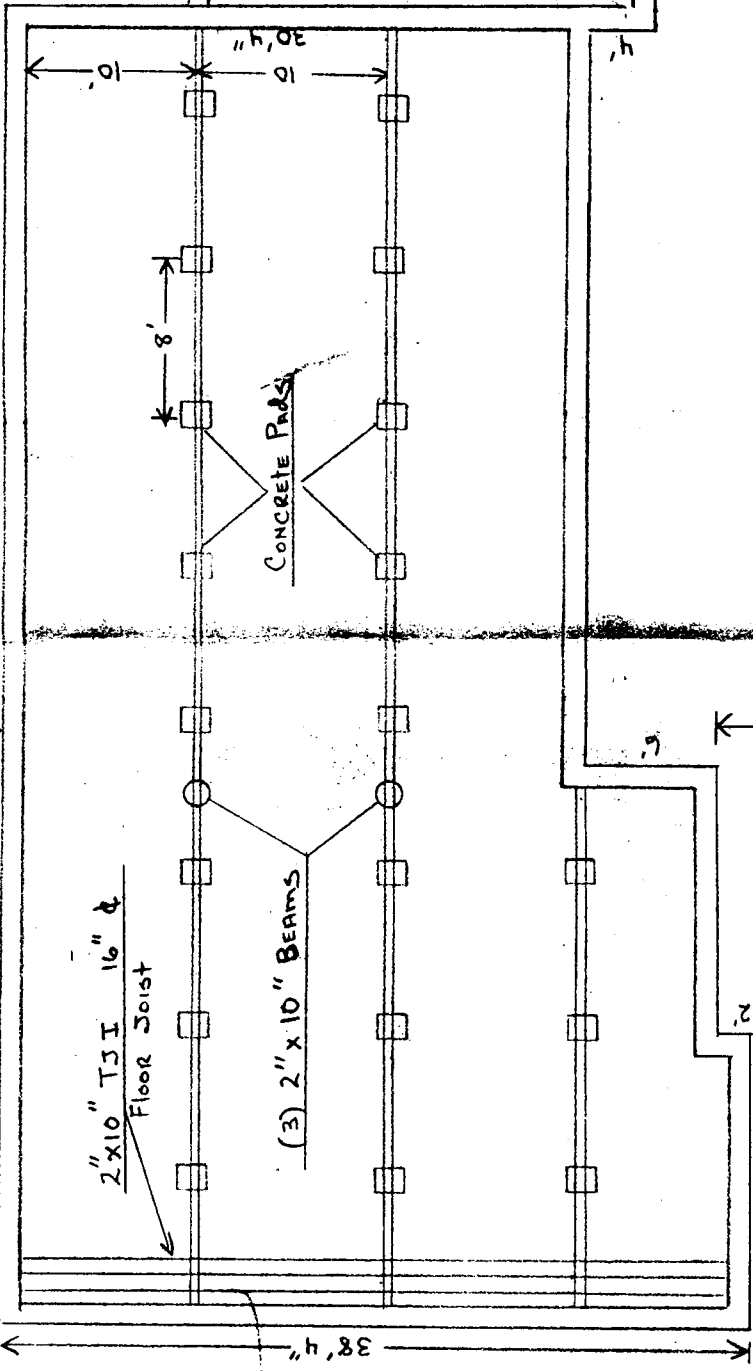
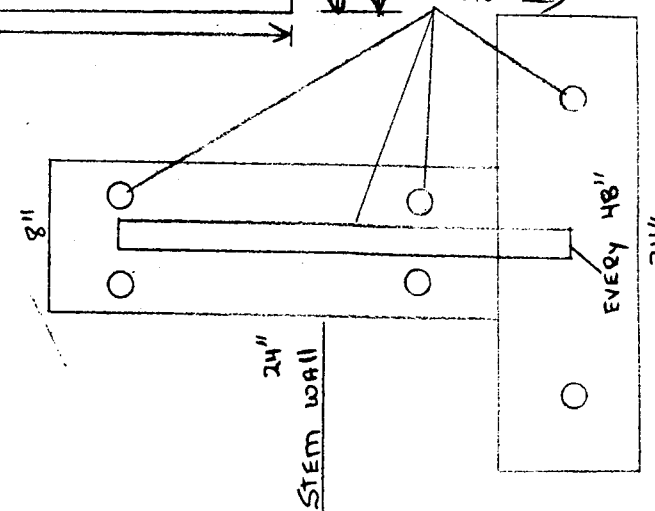
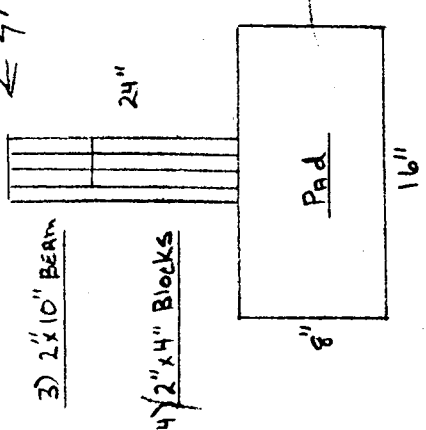
(Pink: Building Department)

DATE	BY	REVISION RECORD	AUTH. DR. CK.

105' ←
 98' ←
 BACK SET BACK
 68' →

SET BACK
 ← 7' →

SET BACK
 ← 6' →



FRONT SET BACK

GARAGE

TOLERANCES (EXCEPT AS NOTED)		SCALE	DRAWN BY
DECIMAL	±	1" = 10'	GUY
FRACTIONAL	±		APPROVED BY
ANGULAR	±		

FOUNDATION PLAN
 TITLE
 Lot 3, BIK 2, Filing 6
 DATE
 DRAWING NUMBER
 (1701 Contland 2/17)

ACCEPTED
 RSE (D.T.)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S REGULATIONS AND PROPERTY LINES.