

DATE SUBMITTED 1/3/94

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 5.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 718 GALAXY DR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192 sq ft

SUBDIVISION Galaxy Subdivision

SQ. FT. OF EXISTING BLDG(S) 0

FILING \_\_\_\_\_ BLK 31 LOT 002

TAX SCHEDULE NO. 2701-35-23-002

NO. OF FAMILY UNITS 1

OWNER CHARLES & JONI BILINKMAN

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 718 GALAXY

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 303.244.8505

STORAGE SHED LAWN STORAGE

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

ZONE RSF-2

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

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

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

Side 8' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 3' from property line

PARKING REQ'MT N/A

Maximum Height 9' 10" (32')

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

Maximum coverage of lot by structures 25%

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 Angeline Barrett Applicant Signature Billy [rather]

Date Approved 1/3/94 Date 1/3/94

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

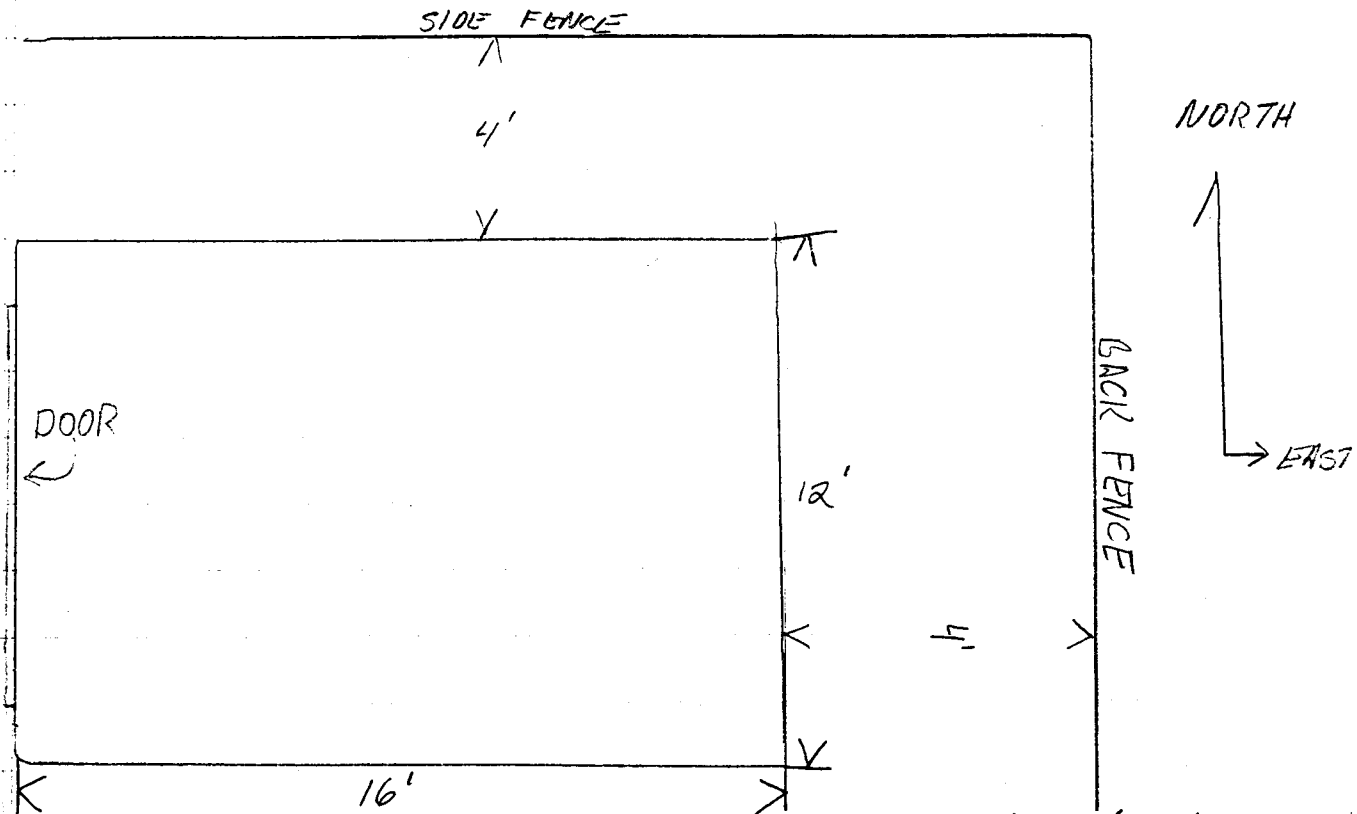
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

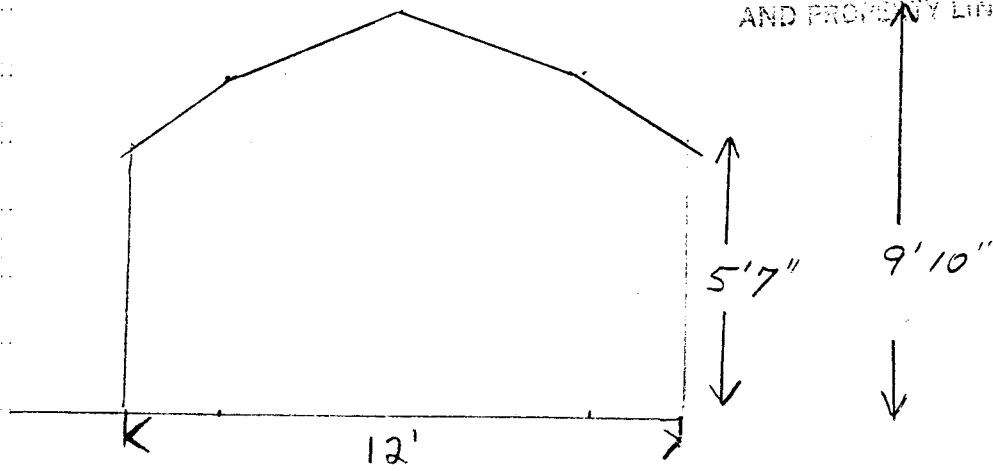
BRINKMANN 718 GALAXY DR.

12x16 STORAGE SHED - BUILT BY HART MILLER LUMBER



A. Barnett 5' 1 5"

ADDITIONAL NOTES:  
PROPERTY LINES  
LOCATED BY SURVEY  
AND PROPERTY LINES.



$\frac{12}{16}$   
 $\frac{8}{82}$   
 $\frac{12}{192}$