

DATE SUBMITTED 8 April 94

BUILDING PERMIT NO. 48534

FEE \$ 5.00

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

BLDG ADDRESS 546 Hill

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 SF

SUBDIVISION _____

FILING _____ BLK 29 LOT 21822

SQ. FT. OF EXISTING BLDG(S) _____

TAX SCHEDULE NO. 294514217013

NO. OF FAMILY UNITS 1

OWNER ~~Harold~~ Marilyn Binkley

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 546 Hill

TELEPHONE _____

DESCRIPTION OF WORK AND INTENDED USE:
Freestanding Carport

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

ZONE RMS 32

DESIGNATED FLOODPLAIN: YES _____ NO

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line (5'4")

CENSUS TRACT 3 TRAFFIC ZONE 35

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height 9

SPECIAL CONDITIONS: Carport may go to 5' from prop. line on side per 5.1.7.6 as long as it is NEVER enclosed.

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).

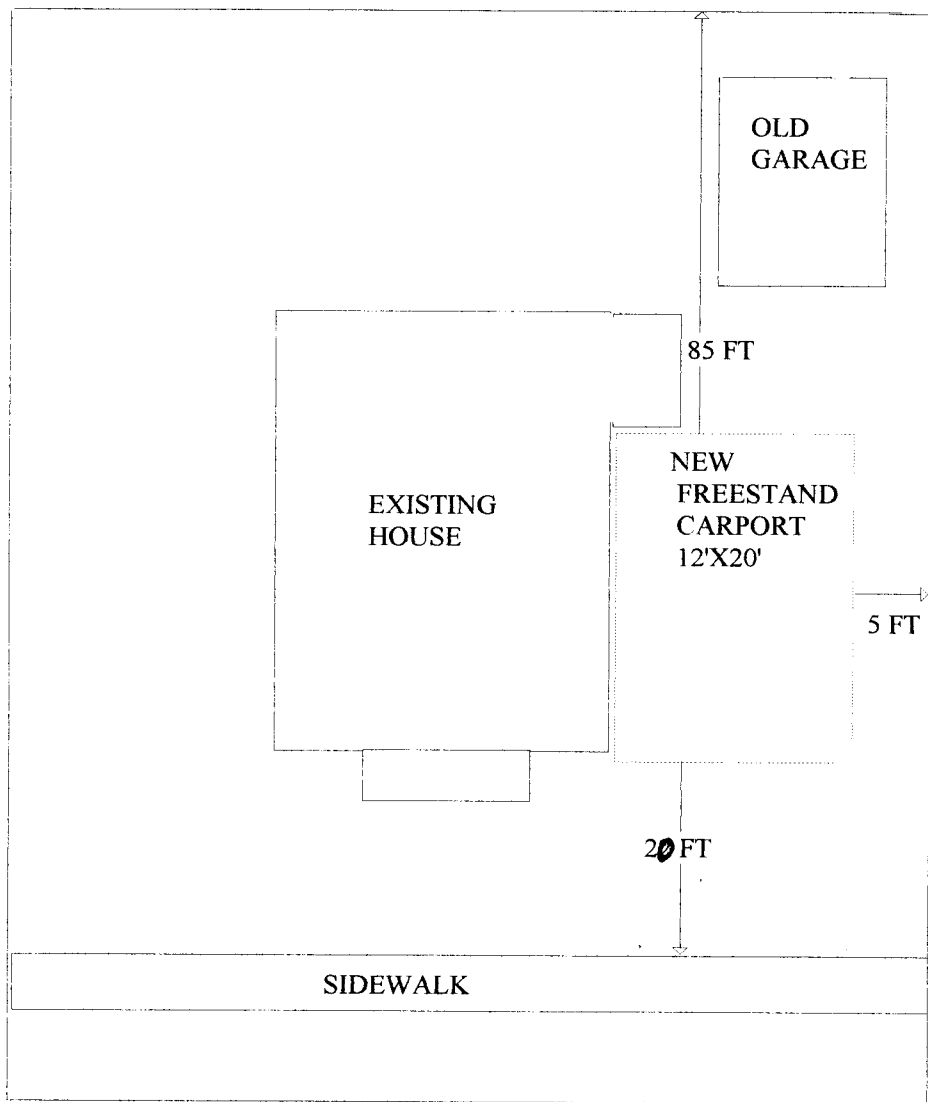
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Patsy
Date Approved 4-8-94

Applicant Signature Marilyn Binkley
Date 4/8/94

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

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



HILL AVE

ACCEPTED *MD 4-8-94*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MARILYN BINKLEY
 546 HILL AVE
 GRAND JUNCTION, COLO
 8 APR 1994