

DATE SUBMITTED 3-8-94

BUILDING PERMIT NO. 47851

FEE \$ 500

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

BLDG ADDRESS 1635 Maple Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~3000~~ 18' x 24'

SUBDIVISION West Lake Park

SQ. FT. OF EXISTING BLDG(S) ~~3000~~ 3000⁰⁰

FILING _____ BLK 6 LOT 004

TAX SCHEDULE NO. 2945-104-12-01

NO. OF FAMILY UNITS 1

OWNER Paul R. Slaney

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 1635 Maple Ct.

DESCRIPTION OF WORK AND INTENDED USE:
Enclosing existing porch & attached 18x24 garage

TELEPHONE 242-1094

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear 15' 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 [Signature]

Applicant Signature [Signature]

Date Approved 3-8-94

Date 3-8-94

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

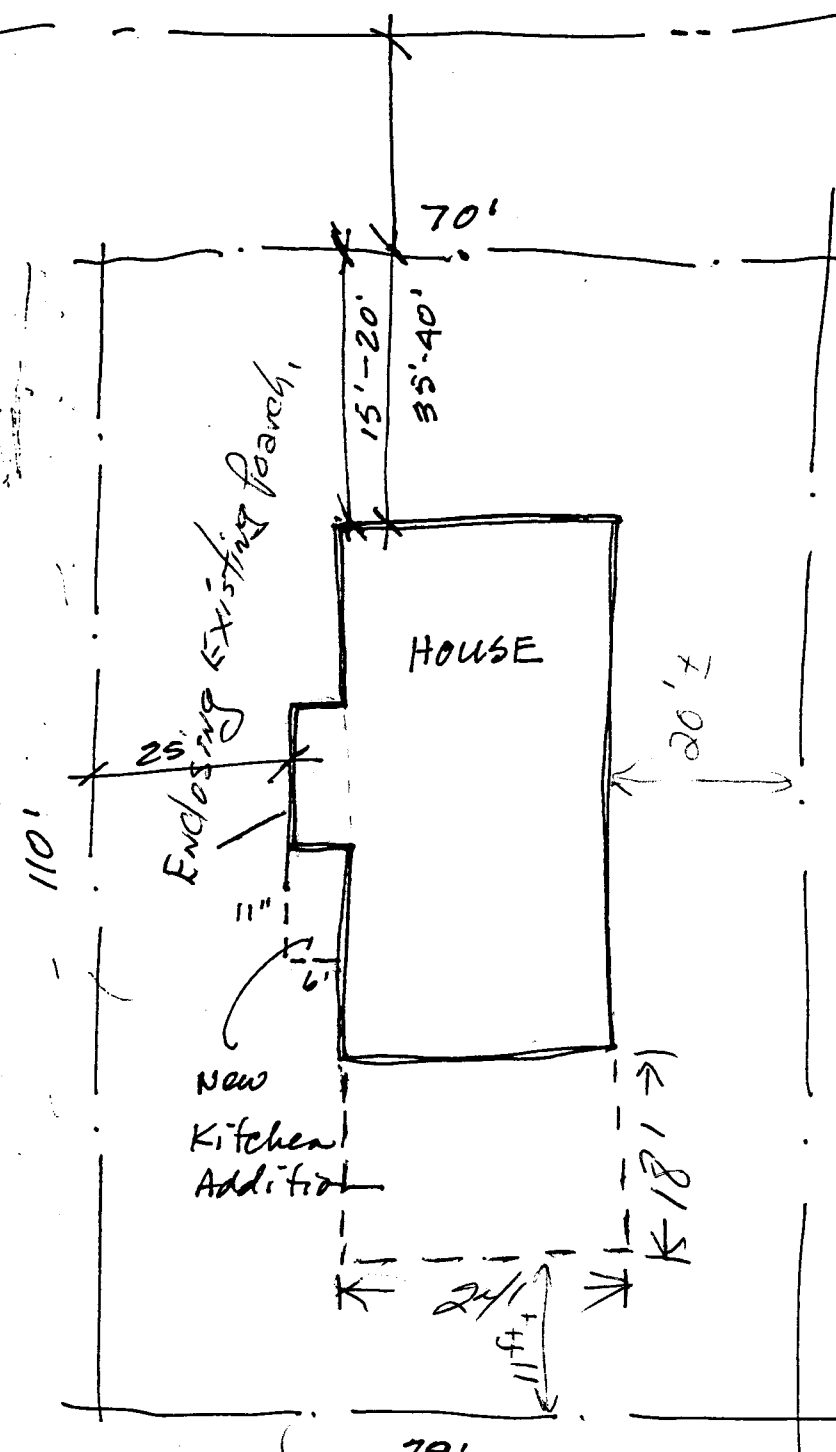
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

MAPLE CT

W. Main Avenue



R. Edwards

a Barrett

ACCEPTED
 ANY CHANGE OF PLATINGS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE ENGINEER'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

APPROVED
 [Illegible text]