

DATE SUBMITTED 2-11-94

BUILDING PERMIT NO. 47808

FEE \$ 5.00

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
 SUBDIVISION Westhale Park SQ. FT. OF EXISTING BLDG(S) 7700
 FILING _____ BLK 4 LOT 004 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-104-12-804 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 OWNER Paul R. D'Arney DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 1635 Maple Ct. Add 6' x 11' Addition to
 TELEPHONE 242-1094 front

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
 SETBACKS: Front 20' from property line or 20' 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 33' 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 Marcia Pety Applicant Signature Paul R. D'Arney
 Date Approved 2-11-94 Date 2-11-94

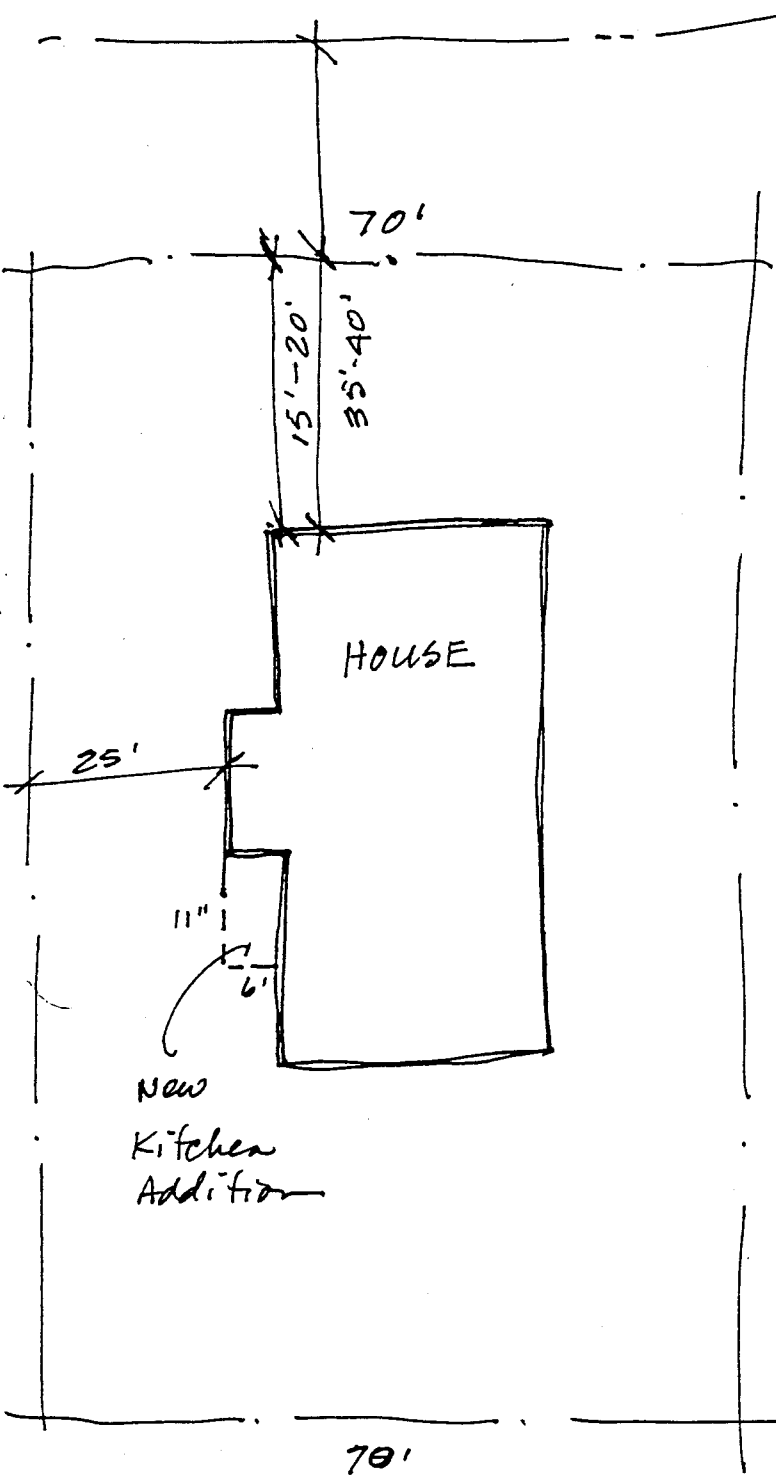
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

MAPLE CT

W. Main Avenue

110'



70'

ACCEPTED *A. Barrett*
 ANY CHANGE OF LOTS ACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.