

DATE SUBMITTED 3/14/94

BUILDING PERMIT NO. 48080

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 1612 ~~East~~ 727 W Main

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11 - 720

SUBDIVISION West Lake Park

SQ. FT. OF EXISTING BLDG(S) 120 None

FILING 2945-104-05-020 BLK 7 LOT 7

TAX SCHEDULE NO. 2945-104-05-022

NO. OF FAMILY UNITS 1

OWNER Maximilian [unclear]

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 3412 W. K2 Terrace

DESCRIPTION OF WORK AND INTENDED USE:
1 Single Family Residence

TELEPHONE (303) 754-7767

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

ZONE R5F-8

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20 from property line or 45 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 2

Maximum Height 32'

SPECIAL CONDITIONS: \$6,968.70 for rd improve-
ments must be paid or guaranteed; document
combining 2 pieces to be recorded

Maximum coverage of lot by structures 45%
See file # 55-94

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 Kathy [unclear]

Applicant Signature [unclear]

Date Approved 3/22/94

Date 3-16-94

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

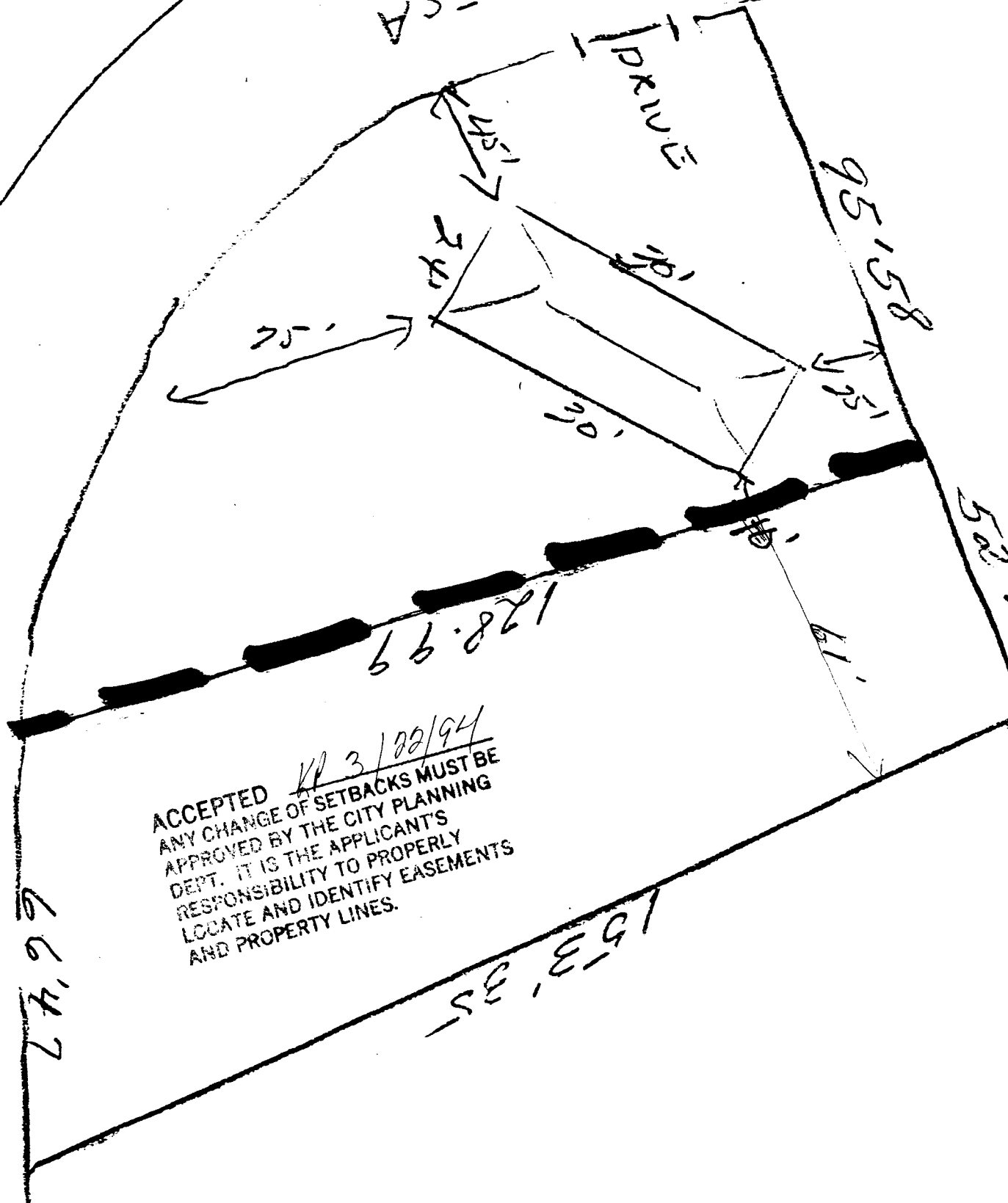
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

N
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WEST
MESSA



ACCEPTED 11/3/02/94
 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.

BAS