

DATE SUBMITTED 3-11-94

BUILDING PERMIT NO. 48335

FEE \$ 5.10

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

BLDG ADDRESS 134 MIRIAM

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

SUBDIVISION Artesia Heights Sub.

SQ. FT. OF EXISTING BLDG(S) 1100

FILING _____ BLK 5 LOT 7

TAX SCHEDULE NO. 2945-252-13-007

NO. OF FAMILY UNITS 1

OWNER Robert Hoque

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 134 MIRIAM

DESCRIPTION OF WORK AND INTENDED USE:
24x24 DETACHED GARAGE

TELEPHONE 242-3089

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 _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

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 3-11-94

Date 3-11-94

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

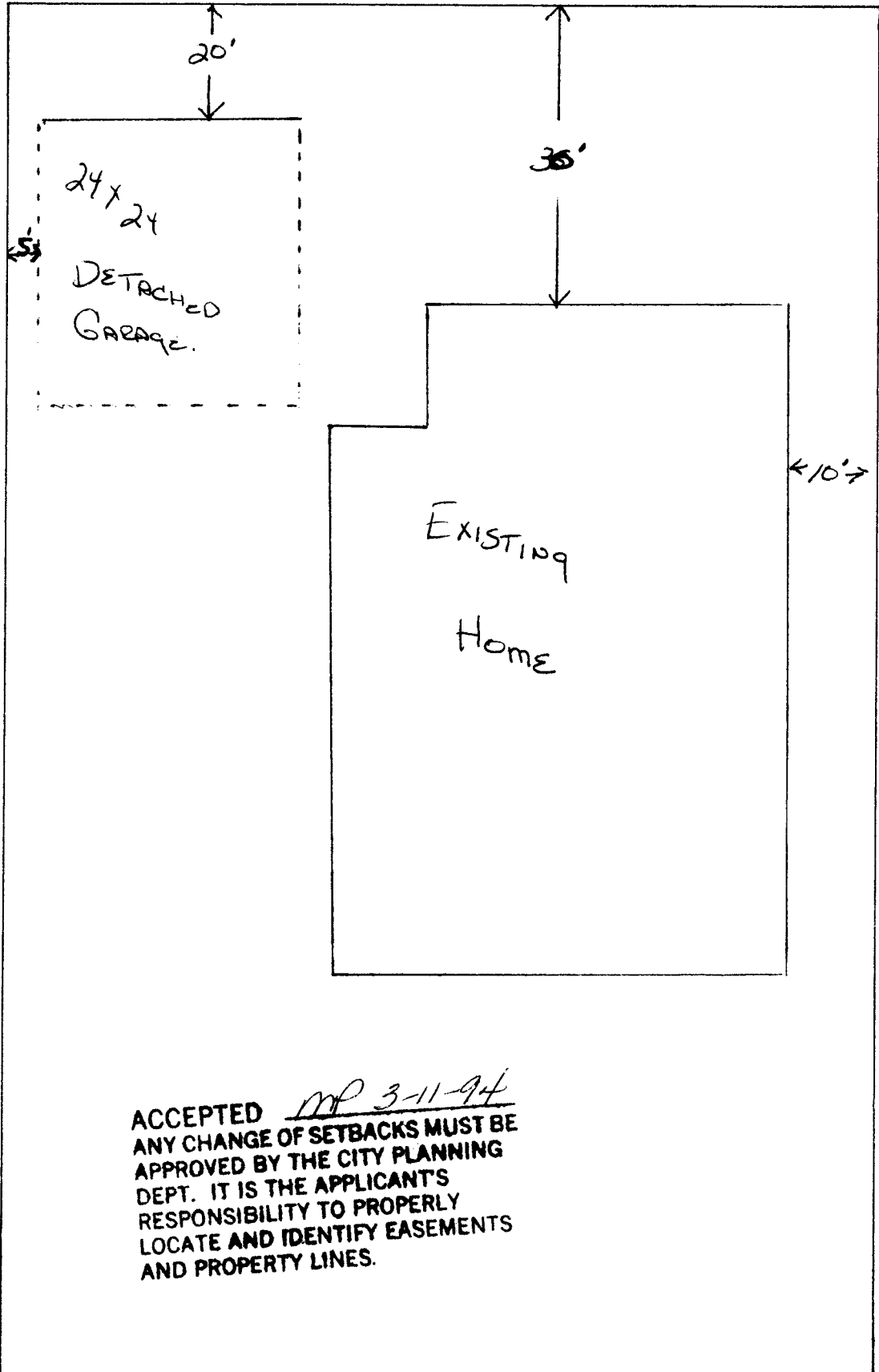
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

134

MIRIAM.



ACCEPTED MP 3-11-94
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.