

DATE SUBMITTED 1/28/94

BUILDING PERMIT NO. 47569

FEE \$ 5.00

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

BLDG ADDRESS 2731 Parkwood dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32' X 24'
 SUBDIVISION PD+S
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 28' X 58'
 TAX SCHEDULE NO. 2945-243-27-003 NO. OF FAMILY UNITS 1
 OWNER Bob Cress NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 ADDRESS 2731 Parkwood dr
 TELEPHONE 243-2601 DESCRIPTION OF WORK AND INTENDED USE:
Garage

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
 Side 3' from property line (Accessory)
 Rear 3' from property line
 GEOLOGIC HAZARD: YES _____ NO /
 CENSUS TRACT _____ TRAFFIC ZONE _____
 PARKING REQ'MT _____
 SPECIAL CONDITIONS: NA
 Maximum Height 32'
 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.

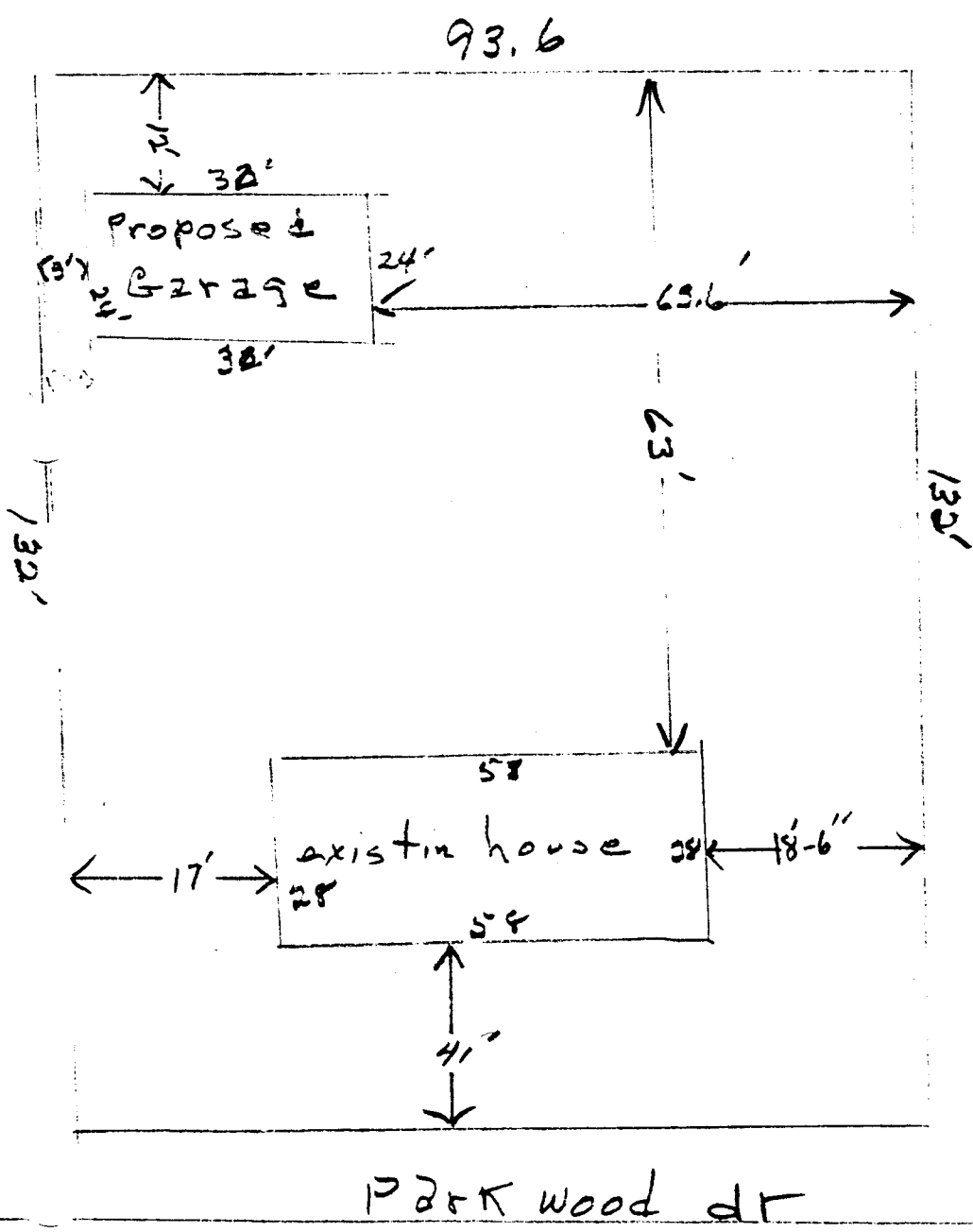
Department Approval Angeline Barrett Applicant Signature Jim Mullis
 Date Approved 1/28/94 Date 1/28/94

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

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

- PROPOSED STRUCTURE. []
- DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). []
- EXISTING STRUCTURES or RIGHTS-OF-WAY on the property. []
- EXISTING STRUCTURES on the property. []
- ADJACENT LOTS adjacent to the property and street names. []
- EXISTING and proposed DRIVEWAYS. []
- ARROWS indicating NORTH. []
- EXISTING and/or PROPOSED PARKING and NUMBER OF SPACES. []

IF ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



ACCEPTED *A. Barrett*
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT. LIST ALL CHANGES TO THE PLAN. RETURN TO THE PLANNING AND ZONING DEPARTMENT WITH ALL NECESSARY PERMITS AND PROPERTY LINES.

HOWEVER, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EXISTING STRUCTURES, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE CURRENT PLANNING AND ZONING DEPARTMENT SECTION.