

DATE SUBMITTED 3/4/94

BUILDING PERMIT NO. 147818

FEE \$ 50

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

BLDG ADDRESS 294 1/2 PINE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 564 FT

SUBDIVISION Ferguson Sub

SQ. FT. OF EXISTING BLDG(S) 800 sq ft

FILING - BLK 2 LOT 3

TAX SCHEDULE NO. 2945-252-01-010

NO. OF FAMILY UNITS 1

OWNER DAVID WOLFF

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 294 1/2 PINE ST.

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE & BREEZE WAY

TELEPHONE 242-4658

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 45' 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 3/4/94 Date March 4, 1994

okayed by Don Newton

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

294 1/2 Pine St.

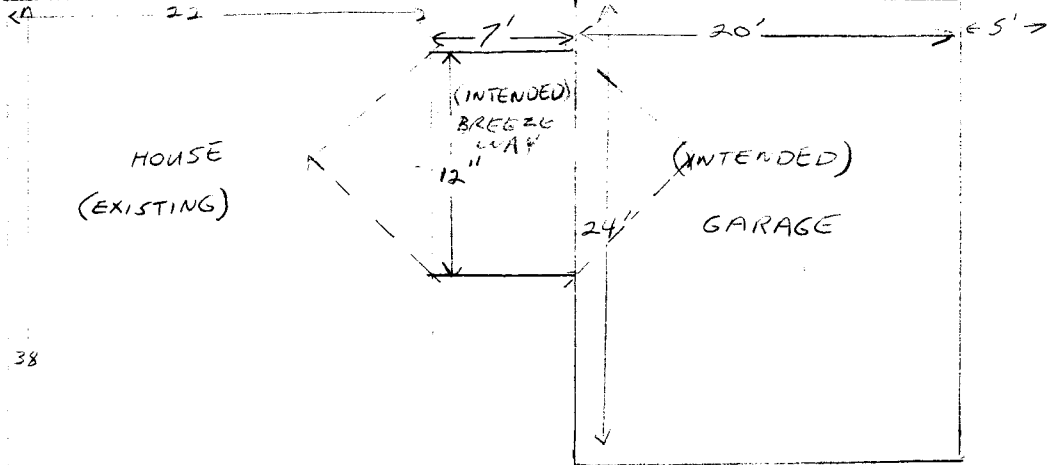
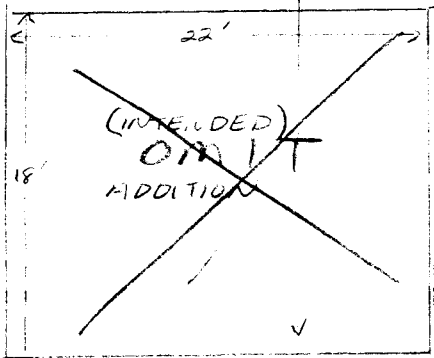
22 FT TO 1/2 OF ROAD

FENCE

42 FT

R.S. Edwards

ACCEPTED
ANY CHANGES
APPROVED
DEVELOPER
REVISIONS
LOOK FOR
AND PROPERTY LINES.



38

128+ FT

62 FT

| |
|------|
| 128' |
| 42 |
| 86' |
| -24' |
| 62' |