

DATE SUBMITTED 4/27/94

BUILDING PERMIT NO. 48724

FEE \$ 5.00

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

BLDG ADDRESS 923 Road

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28 X 26

SUBDIVISION City

SQ. FT. OF EXISTING BLDG(S) 1480

FILING BLK 108 LOT 647

TAX SCHEDULE NO. 2945-144-15-004

NO. OF FAMILY UNITS 1

OWNER Caroline Huber

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 923 Road Ave

DESCRIPTION OF WORK AND INTENDED USE:
To Construct a detached garage

TELEPHONE (H) 245-5592
(C) 242-5707

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front Rear Yard from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 3 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 3 from property line accessory

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: FOR GARAGE USE ONLY*

Maximum coverage of lot by structures _____

~~ANY~~ DOES NOT MEET SETBACKS IF ANY
RESIDENTIAL USE IN NEW CONSTRUCTION

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 5/12/94

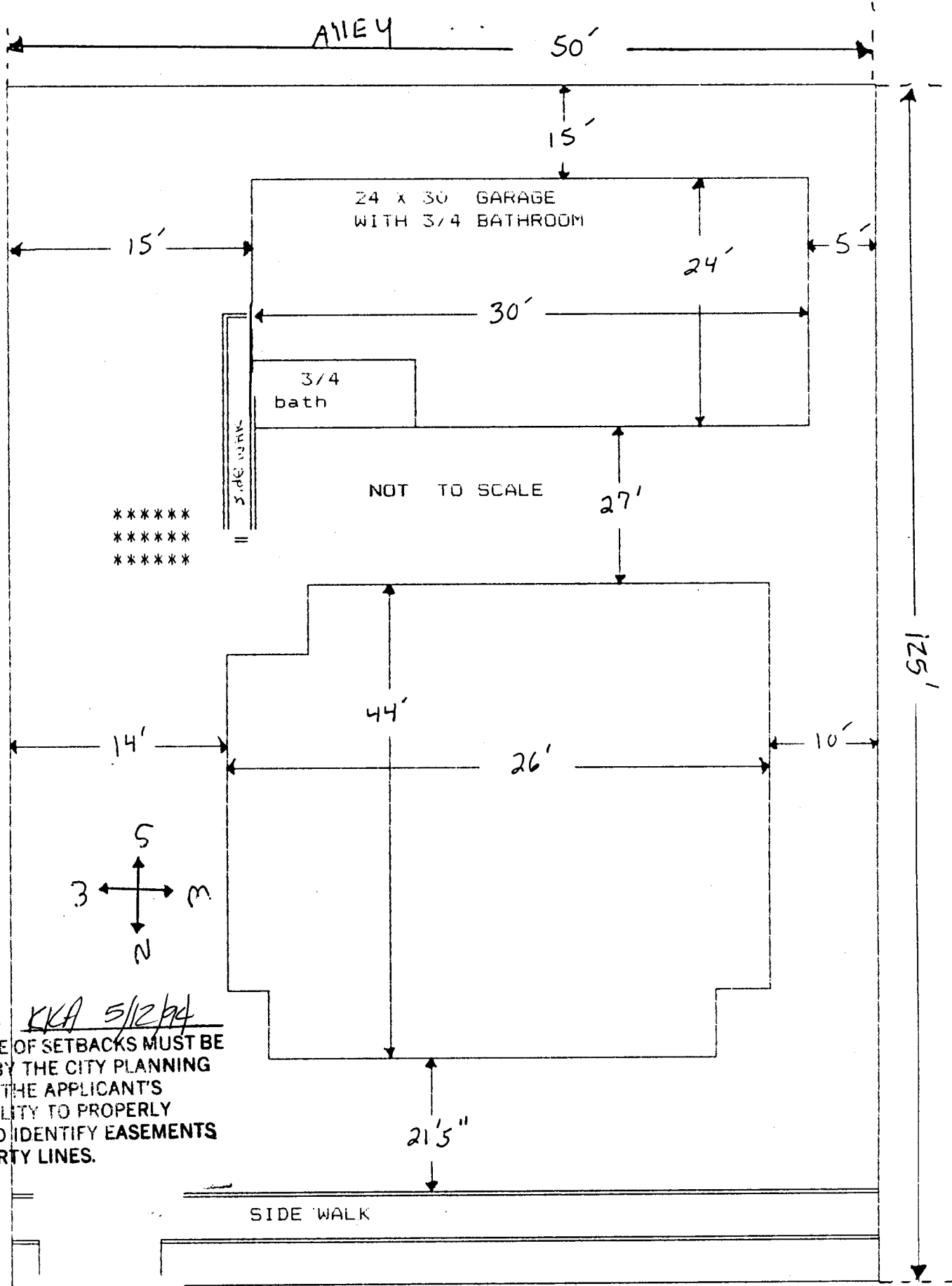
Date 5/12/94

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

5/12/94
(White: Planning)

Millie Fowler
(Yellow: Customer)

no add'l fees
(Pink: Building Department)



ACCEPTED *KKA 5/12/14*
 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.