

DATE SUBMITTED 2/15/94

BUILDING PERMIT NO. 47726

FEE \$ 5.00

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

BLDG ADDRESS 266 S SACOMA CT

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1670

SUBDIVISION SACOMA CT.

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 3

TAX SCHEDULE NO. 2701-35438-03

NO. OF FAMILY UNITS 1

OWNER DEWIDA CARROLL

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 2332 N 1st

DESCRIPTION OF WORK AND INTENDED USE:
NEW RESIDENCE

TELEPHONE 241-2077

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

ZONE RSF-2

DESIGNATED FLOODPLAIN: YES _____ NO ✓

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO ✓

Side 15' from property line

CENSUS TRACT 10 TRAFFIC ZONE 20

Rear 30' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: see plat for setback designations

Maximum coverage of lot by structures 15%

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 Bauett Applicant Signature [Signature]

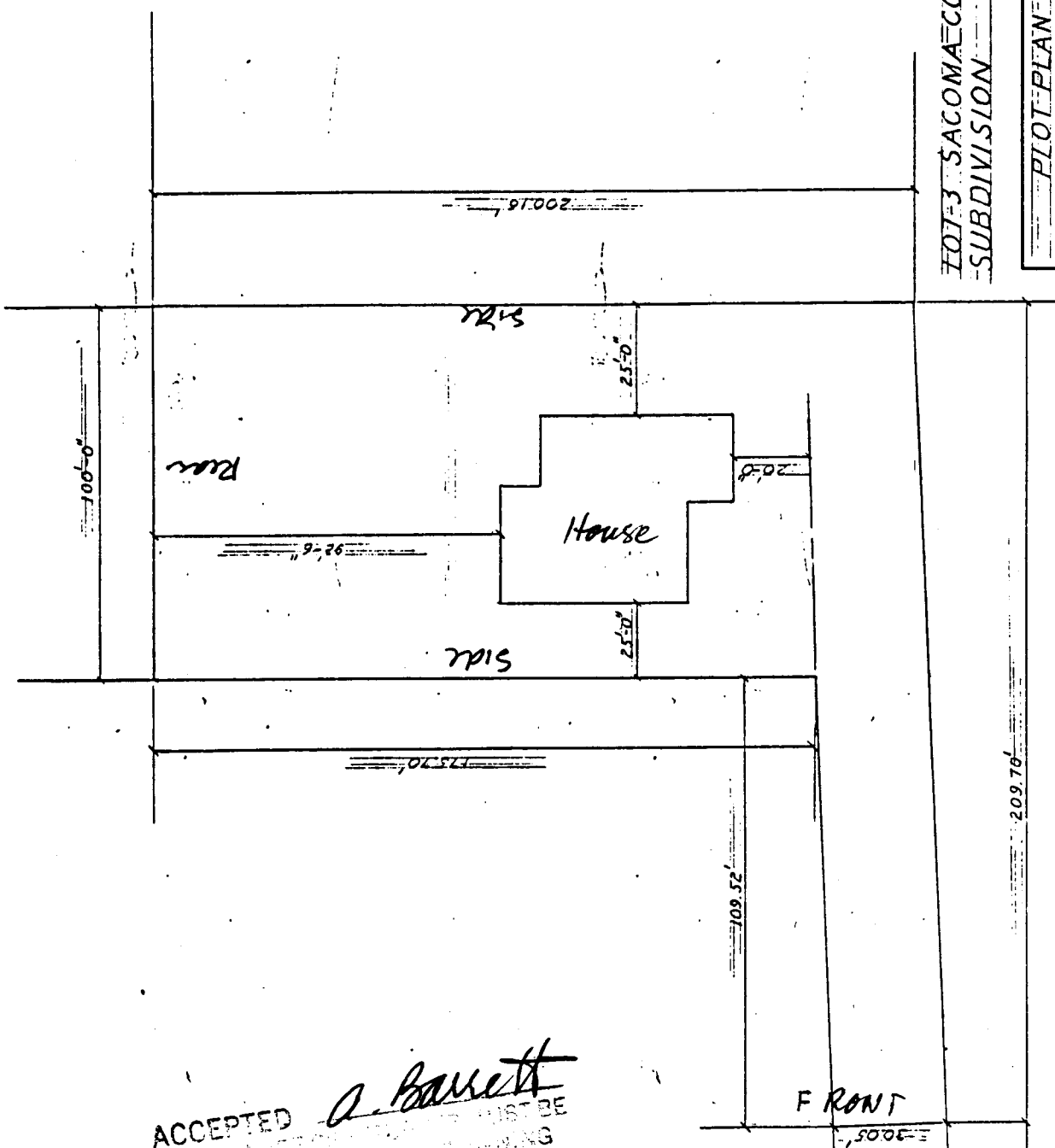
ate Approved 2/15/94 Date 2/15

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

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

1073 SACOMA COURT
SUBDIVISION

PLOT PLAN	
DATE	1/20/01
BY	W.C.K.
SCALE	AS SHOWN
PROJECT NO.	



ACCEPTED *A. Barrett*
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE CITY ENGINEER
 BEFORE CONSTRUCTION. PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2664 Sacoma Ct.