

DATE SUBMITTED 4-27-94

BUILDING PERMIT NO. 48438

FEE \$ 500

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

BLDG ADDRESS 404 SHERMAN DR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

SUBDIVISION ARTESIA HEIGHTS

SQ. FT. OF EXISTING BLDG(S) 1000

FILING BLK 8 LOT 11

TAX SCHEDULE NO. 2945-242-17-005

NO. OF FAMILY UNITS 1

OWNER A.C. Rinderle

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 404 SHERMAN DR

DESCRIPTION OF WORK AND INTENDED USE:
DETACHED 20x24 GARAGE

TELEPHONE _____

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

ZONE RSE8

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 3' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 3' 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 Jonnie Edwards

Applicant Signature John Keady

Date Approved 4-27-94

Date 4/27/94

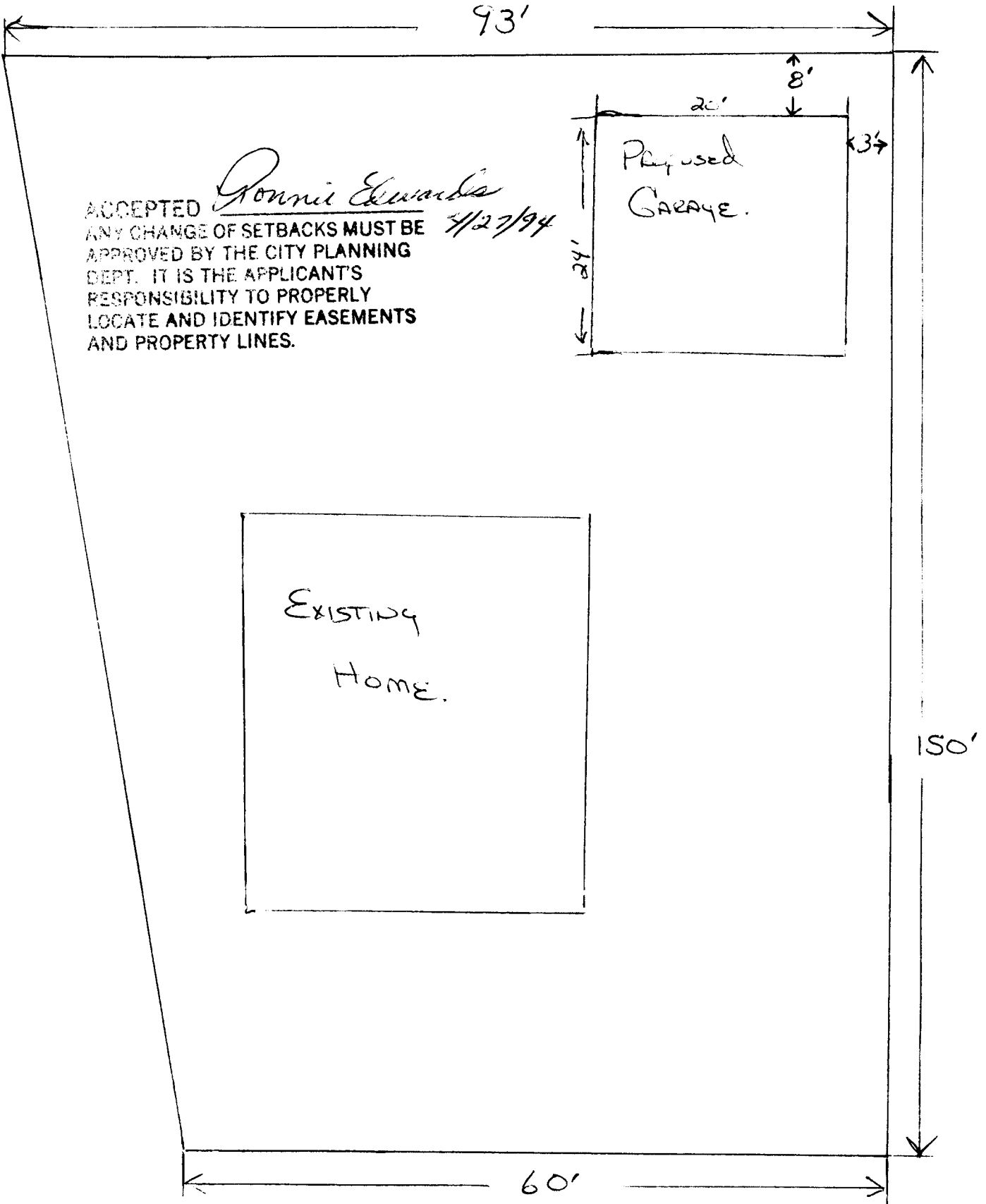
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

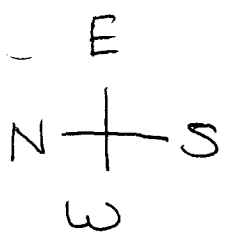
(Yellow: Customer)

(Pink: Building Department)

404 Sherman Drive



ACCEPTED *Ronnie Edwards*
 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. 4/27/94



FRONT