

CONSTRUCTION PERMIT NO. 46633  
FEE \$ NC

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

BLDG ADDRESS 2225 N 13th GJ  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
TAX SCHEDULE NO. 2945-133-00-125  
OWNER David + Charlotte Stephenson  
ADDRESS 2225 N 13th GJ 81301  
TELEPHONE 243-0177

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250 sq ft  
SQ. FT. OF EXISTING BLDG(S) 2215 sq ft  
NO. OF FAMILY UNITS one  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION one

DESCRIPTION OF WORK AND INTENDED USE:  
enclose carpet for bedroom + bath

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

ZONE RMF-64  
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater  
Side 6'4" from property line  
Rear 20' from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 6 TRAFFIC ZONE 28  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: Side yard Setback Variance approved - see file #93-5

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.

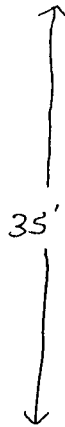
Department Approval *Marcia Lutz*  
Date Approved 10-18-93

Applicant Signature *David Stephenson*  
Date 10-18-93

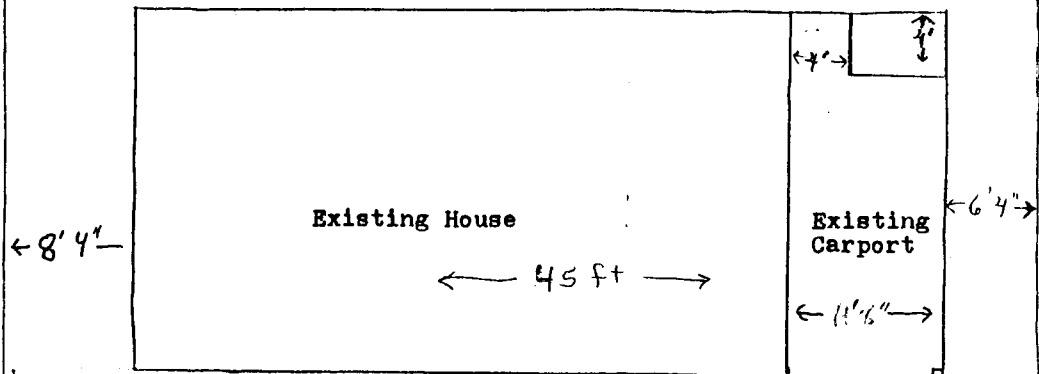
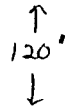
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

←70'→



ACCEPTED *MP 10-18-93*  
"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."



Staircase

42' 6"

Garage

Driveway

Parking

13th Street

Platt of single family dwelling at 2225 N. 13th Street, Grand Junction