

DATE SUBMITTED 8-2-93

BUILDING PERMIT NO. 462101

FEE \$ 500

PLANNING CLEARANCE

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

BLDG ADDRESS 206 23rd St

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

SUBDIVISION Teller Acres Sub

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK 2 LOT 1-3

TAX SCHEDULE NO. 2945-124-20-015 NO. OF FAMILY UNITS 2

OWNER Tim Hancock

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 2886 FY4 G.S

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 241-5869

CHANGE GARAGE TO LIVING QUARTERS

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

ZONE RMF-32

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front 20' from property line or 15' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 20' from property line

PARKING REQ'MT 4

Maximum Height 36'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 60%

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 Tim Hancock

Date Approved 8-2-93 Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

BURNING

23 St

