

DATE SUBMITTED Sept 14 1993

BUILDING PERMIT NO. 46282

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 1620 Nth 23rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x16'6" - 8x9' Apprty

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 900' Apprty

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-124-08-019

NO. OF FAMILY UNITS 1

OWNER Ray Campos

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 1620 Nth 23rd

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-1195

SEW ROOM

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or 5' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 5' from property line

CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 9-14-93

Date 9/14/93

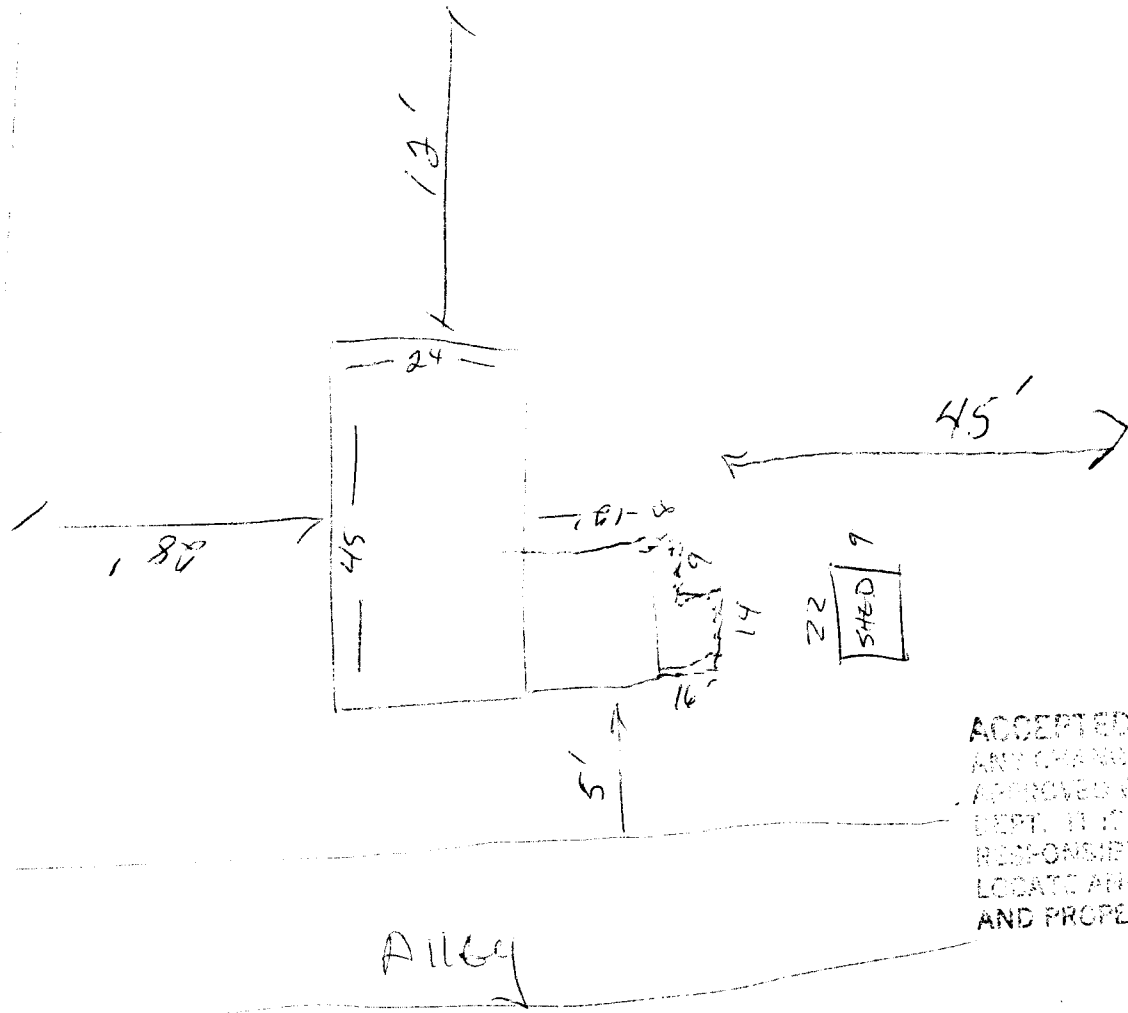
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

NH 23RD ST.



ACCEPTED
ANY CHANGE OF STRUCTURE
APPROVED BY THE CITY PLANNING
DEPT. IS THE CONTRACTOR'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES.