

11/3/93

FEE \$ 5.00

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

BLDG ADDRESS 2855 1/2 Butting SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 X 13

SUBDIVISION Hutt Sub. SQ. FT. OF EXISTING BLDG(S) —

FILING — BLK — LOT 19 # 1/2 of 20 NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2943-074-14-007 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Mortgage Jim D'Annunzio ADDRESS 2855 1/2 Butting

TELEPHONE 303-241-3609 DESCRIPTION OF WORK AND INTENDED USE:
TURN 3/4 OF CARPET INTO EXT. BR 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 X

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line

Maximum Height 32'

Maximum coverage of lot by structures 45%

GEOLOGIC HAZARD: YES — NO —

CENSUS TRACT 6 TRAFFIC ZONE 30

PARKING REQ'MT —

SPECIAL CONDITIONS: —

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 Kathy Jordan Applicant Signature Jim D'Annunzio

Date Approved 11/3/93 Date 11/3/93

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

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

BACK
YARD

75'-0"

LAUNDRY
ROOM

13 FT
2 car.
GARAGE

NEW
GARAGE
2 car.
GARAGE

FENCE
PROPERTY LINE

NE 17th St

23 1/2 FT
BETWEEN
EDGE OF
HOUSE
AND
RIGHT SIDE
PROPERTY LINE

ACCEPTED AP 11/3/93
ANY CHANGE OF EASEMENTS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT A HOMEOWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

BUNTING
Ave

BACK
YARD

75'-0"

LAUNDRY
ROOM

NE 17th St

13 FT
2 car.
GARAGE

13'-6"

FENCE
PROPERTY LINE

NEW
GARAGE

new
wall

23 1/2 FT
BETWEEN
EDGE OF
HOUSE
AND
RIGHT SIDE
PROPERTY LINE

ACCEPTED AP 11/3/93
ANY CHANGE OF ETC. MUST BE
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DEPT. IT IS THE HOMEOWNER'S
RESPONSIBILITY TO PROPERLY
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BUNTING
Ave

