

DATE SUBMITTED 8/25/93

BUILDING PERMIT NO. 46068

FEE \$ 5.00 ✓

### PLANNING CLEARANCE

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

BLDG ADDRESS 753 Centaur

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2264

SUBDIVISION Cambridge

SQ. FT. OF EXISTING BLDG(S) N/A

FILING BLK 1 LOT 2

TAX SCHEDULE NO. 2701-35-40-021

NO. OF FAMILY UNITS 1

OWNER Mark Henessee  
(MTH Corp)

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 1979 Hawthorne

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-4683 ~~1-800-441-1111~~

Build new home

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

ZONE ~~UNCLASSIFIED~~ PR

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

ETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

Side 15' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 15' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 32'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

no plot plan

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 Angeline Bassett

Applicant Signature Mark Henessee

Date Approved 8/25/93

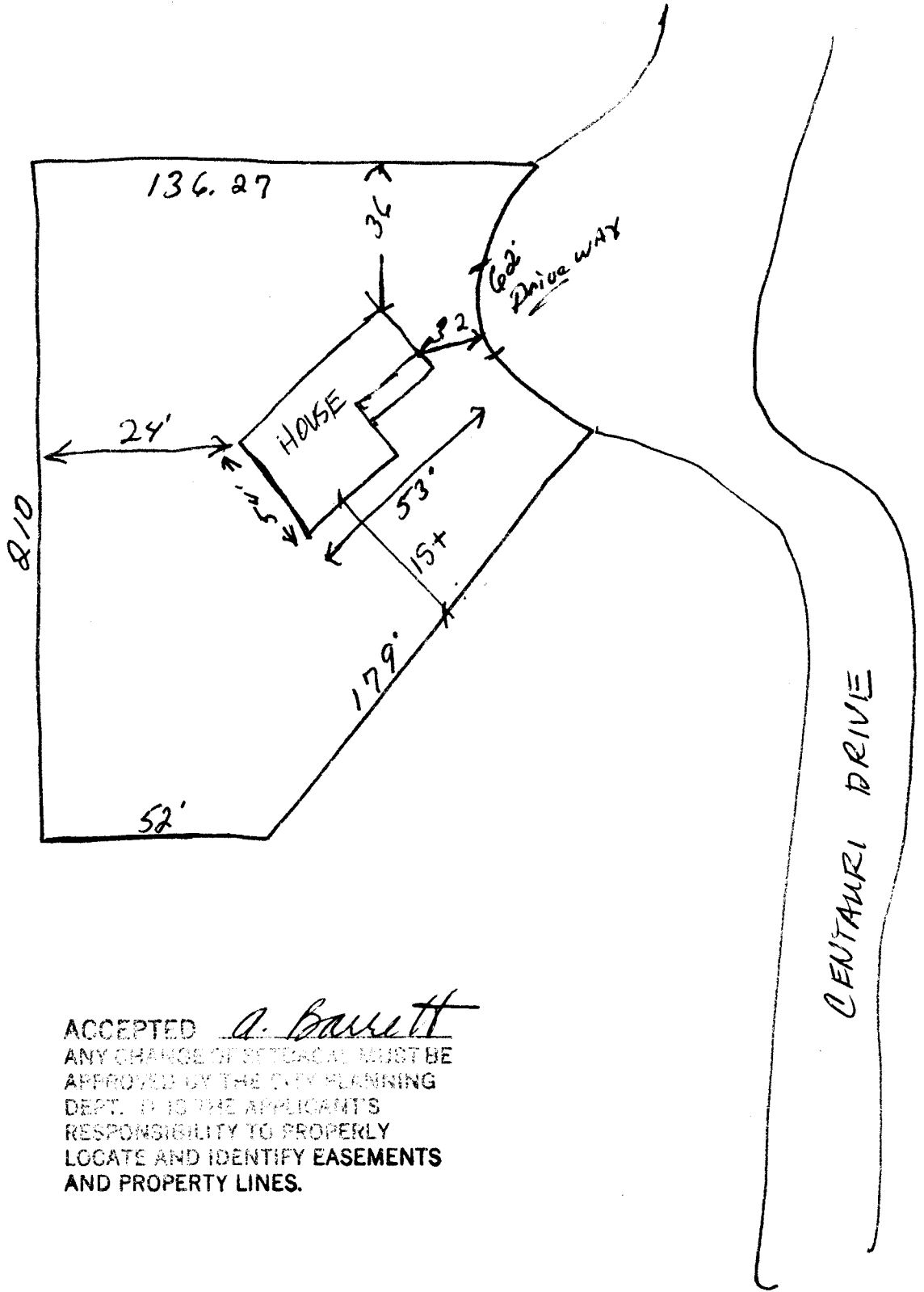
Date Aug 25, 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED *A. Barrett*  
 ANY CHANGE OF SETBACK MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

SITE PLAN  
 753 Centauri Drive