

DATE SUBMITTED 8-25-93

BUILDING PERMIT NO. 46344
FEE \$ 500

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

BLDG ADDRESS 260 27 1/2 Road

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1000~~ 768

SUBDIVISION Cox

SQ. FT. OF EXISTING BLDG(S) 1000

FILING - BLK 1 LOT -

TAX SCHEDULE NO. 2945-251-02-008

NO. OF FAMILY UNITS 1

OWNER Scott Grandhauche

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 260 27 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:
Addition Family 1/2 Bedroom

TELEPHONE 245-2925

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 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES - NO -

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

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 8-25-93 Date 8-25-93

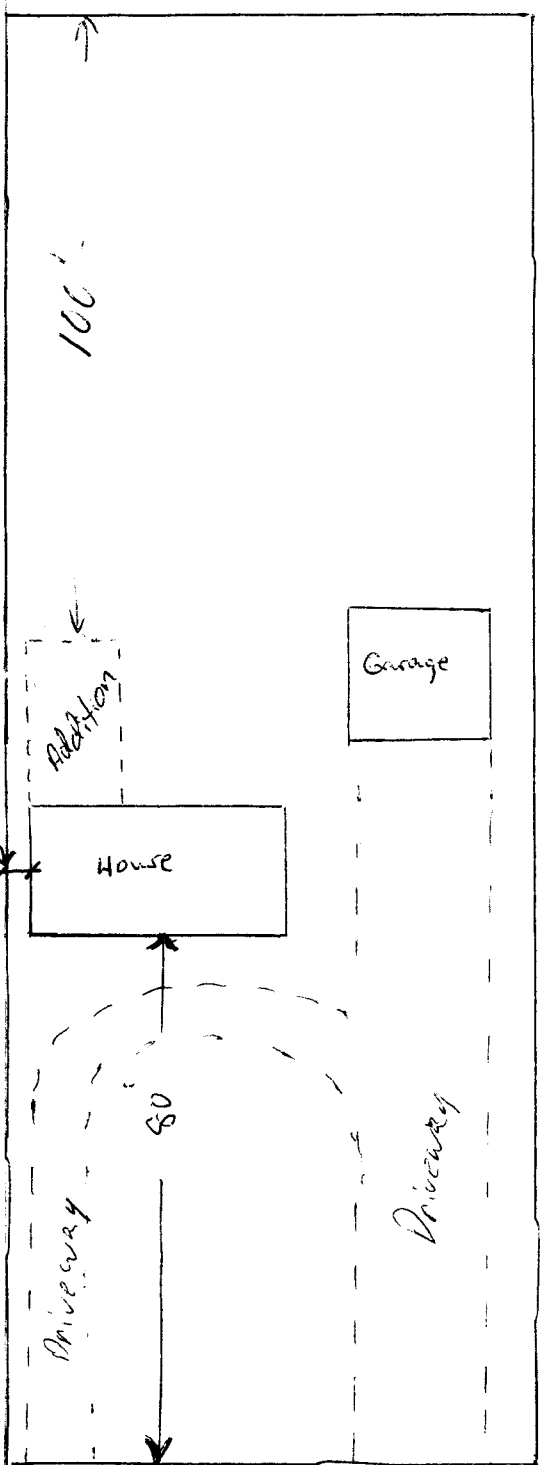
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

260 27 1/2 Road



ACCEPTED KKA 8/25/93
 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.

27 1/2 Road

2
 10
 144
 24
 384
 384
 768