

DATE SUBMITTED 9/3/93

BUILDING PERMIT NO. 46886  
FEE \$ 5.00

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

BLDG ADDRESS 281 27 Rd.  
SUBDIVISION Murtrada Subdivision  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 13  
TAX SCHEDULE NO. 2045-261-08-013  
OWNER Sandy Ammerman  
ADDRESS 281 27 Rd.  
TELEPHONE 241-6946

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144 SQ FT.  
SQ. FT. OF EXISTING BLDG(S) 900 sq ft.  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2 (1 garage)  
DESCRIPTION OF WORK AND INTENDED USE:  
Beauty Salon - Room addition

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

ZONE RMF-16  
SETBACKS: Front 20' from property line or 50' from center of ROW, whichever is greater  
Side 10' from property line  
Rear 20' from property line  
Maximum Height 36  
Maximum coverage of lot by structures 50%

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT 13 TRAFFIC ZONE 80  
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.

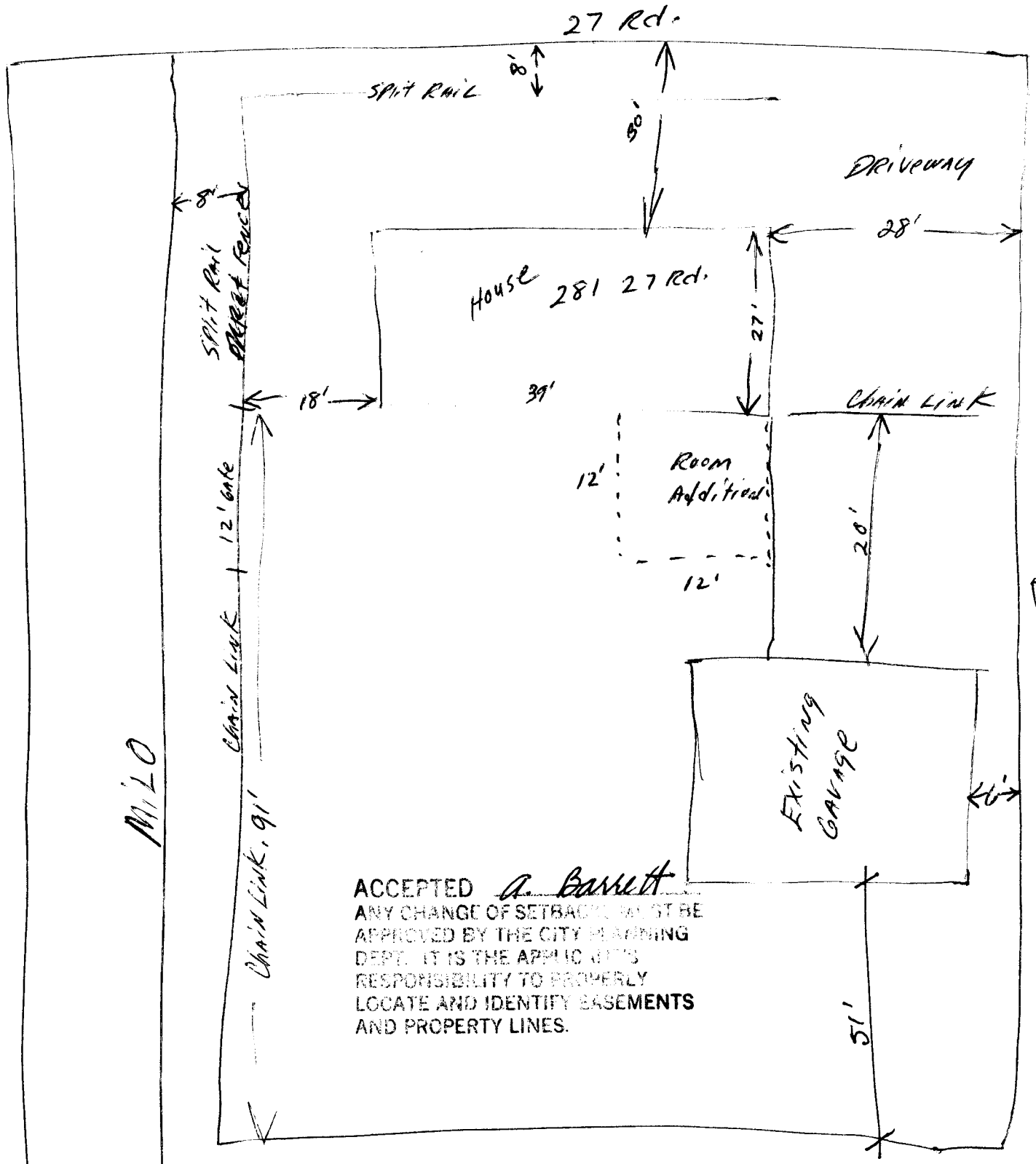
Department Approval [Signature]  
Date Approved 9/3/93

Applicant Signature [Signature]  
Date Sept 3 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)

(E)



MIL0

ACCEPTED *A. Barrett*  
 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.

Plan By. -  
 DENEY CONST. CO.  
 Sept. 3, 1993

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