

DATE SUBMITTED Aug 9, 1993

BUILDING PERMIT NO. 4590/V

FEE \$ 5⁰⁰

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

BLDG ADDRESS 563 28 Rd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 697 sq ft. ^{Two Rooms} + 400 sq ft. ^{CAR-PORT}

SUBDIVISION McI Rose Estates

SQ. FT. OF EXISTING BLDG(S) 1352 sq ft.

FILING _____ BLK 1 LOT 14 & 15

TAX SCHEDULE NO. 2945-121-10-029 NO. OF FAMILY UNITS _____

OWNER Glenda Horton

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 563 28 Rd

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE (303) 245-4994

Add (2) two Rooms & one Bath + 2 CAR-CARPORT

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 _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO ✓

Side 5 from property line

CENSUS TRACT 6 TRAFFIC ZONE 30

Rear 15 from property line

PARKING REQ'MT N/A

Maximum Height 32

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

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 Glenda Horton

Date Approved 8/9/93 Date 8-9-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

