

DATE SUBMITTED 12/21/93

BUILDING PERMIT NO. 47213

FEE \$ 500

PLANNING CLEARANCE

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

BLDG ADDRESS 1741 Cortland SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
 SUBDIVISION Hammigan SQ. FT. OF EXISTING BLDG(S) _____
 FILING 6 BLK 2 LOT 2 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-012-00-011 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER Bennett Construction ADDRESS 133 24th Rd G5
 TELEPHONE 241-0795 DESCRIPTION OF WORK AND INTENDED USE: New SF

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

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO X
 SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
 Side 5' from property line GEOLOGIC HAZARD: YES _____ NO _____
 Rear 15' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
 PARKING REQ'MT _____
 SPECIAL CONDITIONS: _____
 Maximum Height _____
 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.

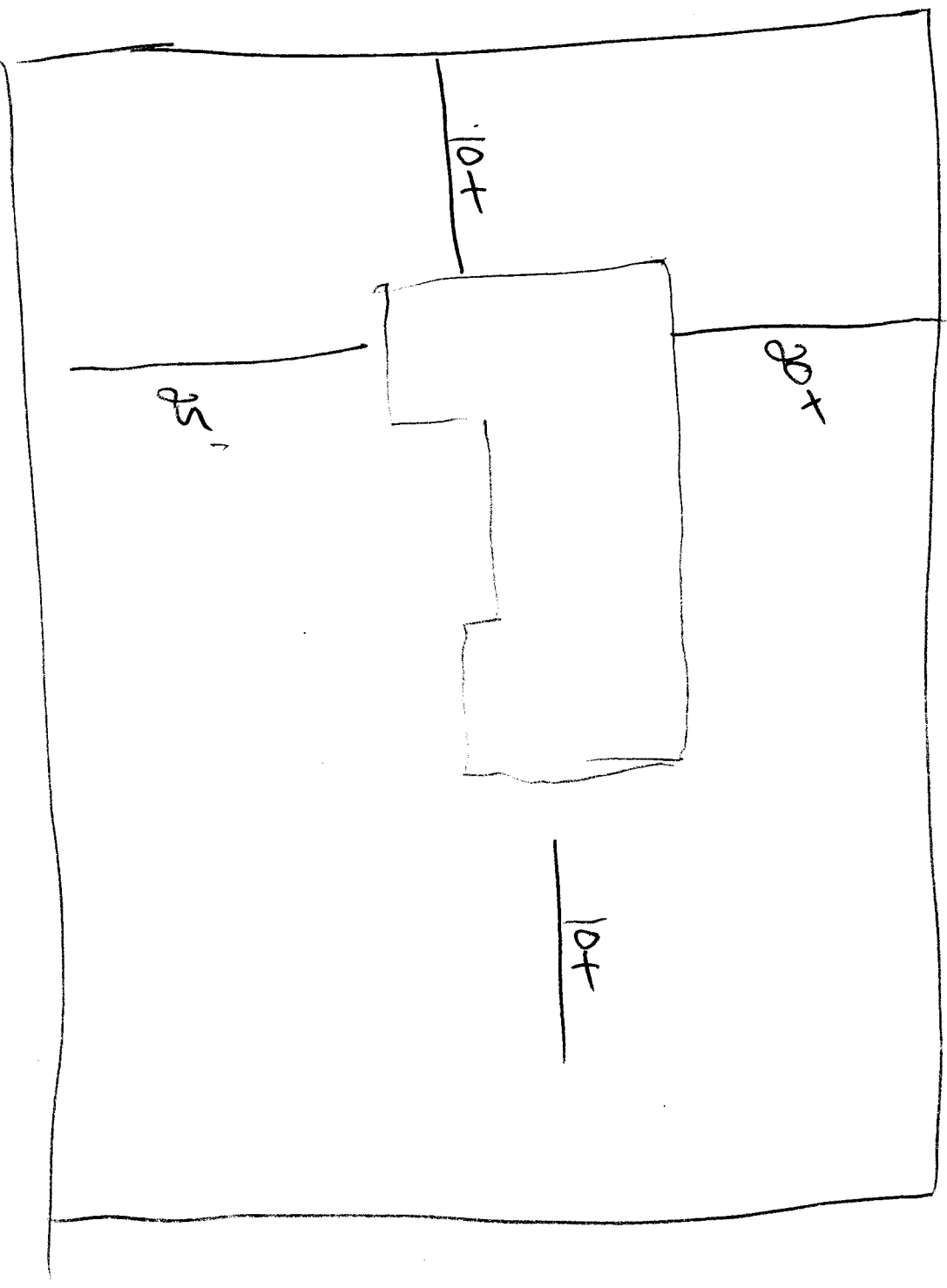
Department Approval [Signature] Applicant Signature [Signature]
 Date Approved 12/21-93 Date 12-21-93

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

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

ACCEPTED MP 18-21-93
ANY CHANGE OF SETBACKS WILL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE POLICY OF THE
RESPONDING AGENCIES TO
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

1741 COTTAGE CT



COTTAGE CT