

DATE SUBMITTED 10-6-93

BUILDING PERMIT NO. 500 40558

FEE \$ 40558

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

BLDG ADDRESS 1522 Elm
SUBDIVISION Paulson Sub.
FILING — BLK 2 LOT 9
TAX SCHEDULE NO. 2945-123-10-951
OWNER Eva Carter
ADDRESS 1522 Elm
TELEPHONE 245-6448

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 420
SQ. FT. OF EXISTING BLDG(S) 1625
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:

Sun Deck

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

ZONE RMF-32

DESIGNATED FLOODPLAIN: YES — NO X

SETBACKS: Front 2' from property line or 2' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES — NO —

Side 10' from property line

CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 20' from property line

PARKING REQ'MT —

Maximum Height 36'

SPECIAL CONDITIONS: —

Maximum coverage of lot by structures 60%

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 10-6-93

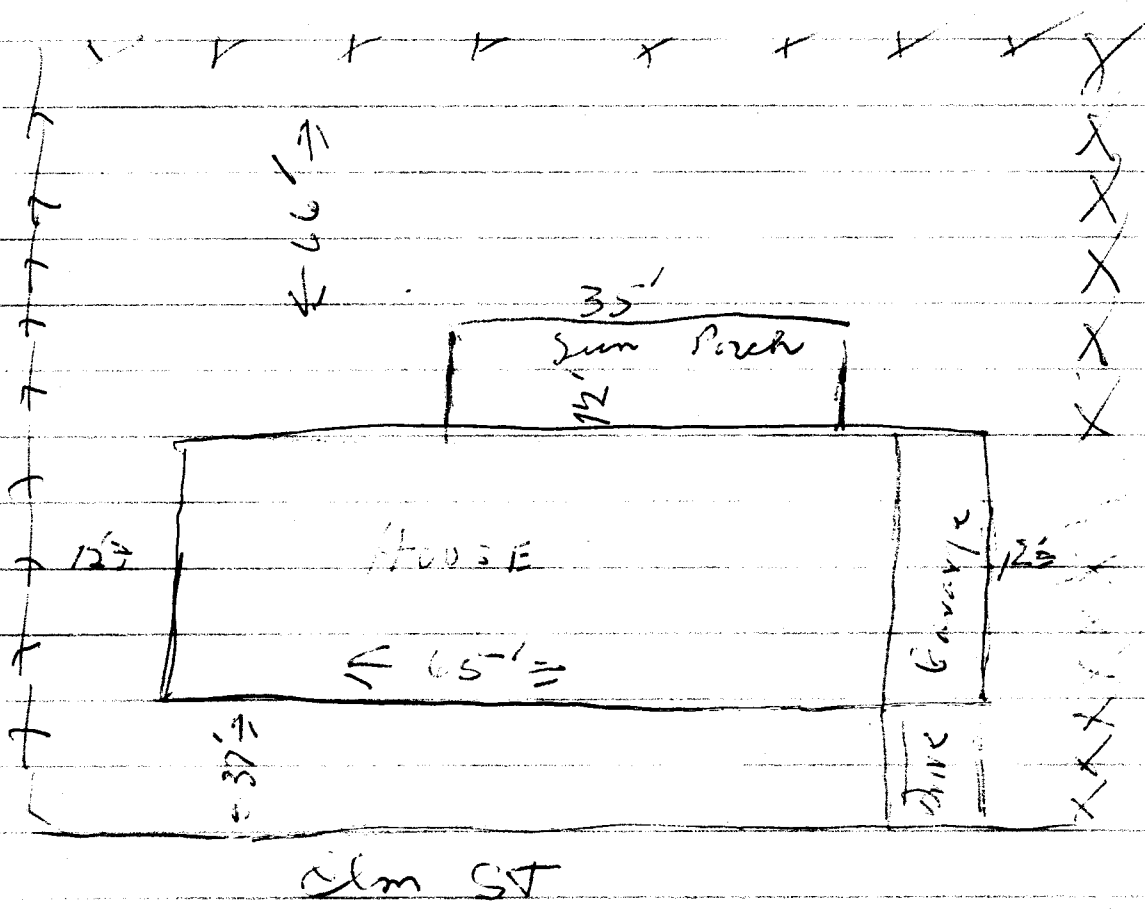
Applicant Signature [Signature]
Date 10/6/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED
 ANY CHANGE OF RESOURCES MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY EXISTING
 AND PROPERTY LINES.

[Signature] 10/6/93