

DATE SUBMITTED 8/26/93

BUILDING PERMIT NO. _____

FEE \$ 5⁰⁰

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

BLDG ADDRESS 225 EPPS DR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1067

SUBDIVISION EPPS SUB

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK 2 LOT 847

TAX SCHEDULE NO. 249 2943-074-11-007 NO. OF FAMILY UNITS 1

OWNER LIBBY J. PRUETT

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 302 EPPS DR G.J. CO

DESCRIPTION OF WORK AND INTENDED USE:
MANUFACTURED HOUSING

TELEPHONE 303-242-0503

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 2

Maximum Height 32

SPECIAL CONDITIONS: MUST BE UBC UNIT

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 8/26/93

Date 8-26-93

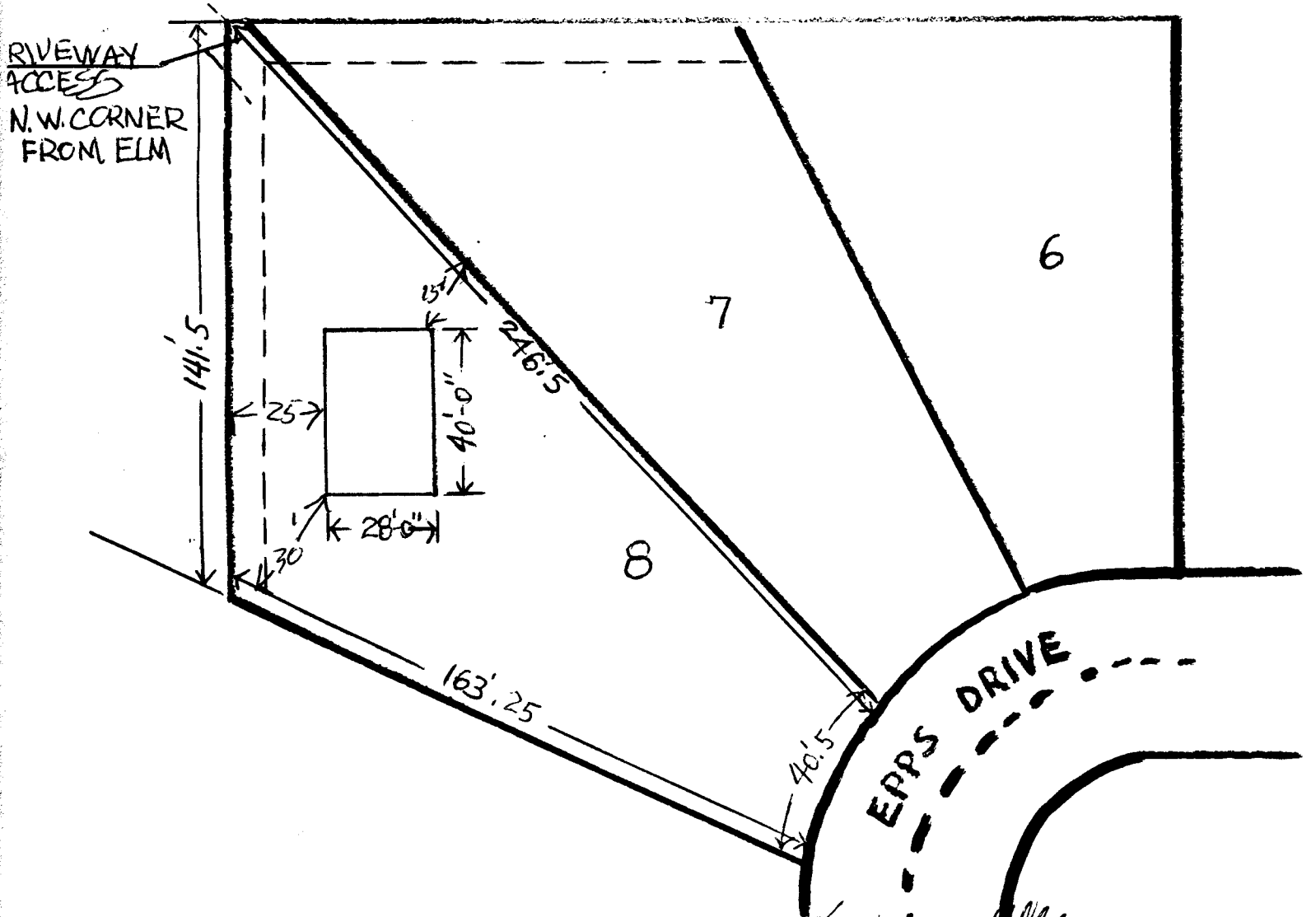
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

BOOKCLIFF HOMES, INC.
2537 Hwy 6 & 50
Grand Junction, CO 81505
242-4868



ACCEPTED *8/26/93 [Signature]*
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.

