

DATE SUBMITTED 12/2/93

BUILDING PERMIT NO. 47075

FEE \$ 5.00

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

BLDG ADDRESS 880 Hall

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 114 sq

SUBDIVISION Meza

SQ. FT. OF EXISTING BLDG(S) 800

FILING BLK 2 LOT 14

TAX SCHEDULE NO. 294511408013

NO. OF FAMILY UNITS 1

OWNER C. Reece

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 880 Hall

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-6176

Addition -> Bedroom / Kitchen

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

ZONE RSF8

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 5 TRAFFIC ZONE 33

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height 35'

SPECIAL CONDITIONS: _____

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 12-2-93

Date 12/2/93

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

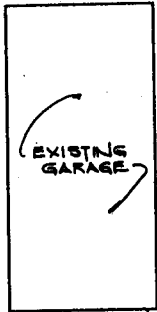
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

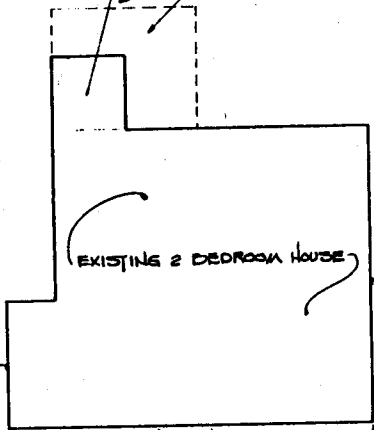
60 +

ACCEPTED *Mr. 2-2-93*
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.



REMOVE EXISTING SHED & RELOCATE WATER HEATER

BEDROOM ADDITION



6

16

PROPOSED PORCH COVER
REMOVE EXISTING PORCH COVER

KITCHEN EXPANSION

23 +

