

DATE SUBMITTED 9/9/93

BUILDING PERMIT NO. 47201

FEE \$ 5.00

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

BLDG ADDRESS 210 Holly Lane  
SUBDIVISION ARTESIA Heights  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT TR. C  
TAX SCHEDULE NO. 2945 25214031  
OWNER LARRY HUGHES  
ADDRESS 276 HOLLY LANE  
TELEPHONE 245-8133

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 sq ft.  
SQ. FT. OF EXISTING BLDG(S) NONE  
NO. OF FAMILY UNITS NONE  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE  
DESCRIPTION OF WORK AND INTENDED USE:  
20'x20' BARN

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

ZONE RSF-8  
SETBACKS: Front 20' from property line or N/A from center of ROW, whichever is greater  
Side 3' from property line  
Rear 3' from property line  
Maximum Height 32  
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 13 TRAFFIC ZONE 80  
PARKING REQ'MT N/A  
SPECIAL CONDITIONS: \_\_\_\_\_

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 9/9/93

Applicant Signature Larry Hughes  
Date 9-9-93

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

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

9/19/93 KLL

ACCEPTED SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Holly Lane

