

DATE SUBMITTED 11-18-93

BUILDING PERMIT NO. 47083

FEE \$ 5.00

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

BLDG ADDRESS 505 1/2 Lorey Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1276~~ 1725

SUBDIVISION Pamona View

SQ. FT. OF EXISTING BLDG(S) ∅

FILING _____ BLK meets + bounds LOT _____

TAX SCHEDULE NO. 2945-101-09-024

NO. OF FAMILY UNITS 1

OWNER Rutha Hart

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ∅

ADDRESS 1441 Patterson #203

DESCRIPTION OF WORK AND INTENDED USE:
New construction - 2 bdrm residence

TELEPHONE 245-2945

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

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 30' from property line or ∅ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear 25' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 35%

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 Rutha K. Hart

Date Approved 11-18-93

Date 11-18-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

LOREY DRIVE

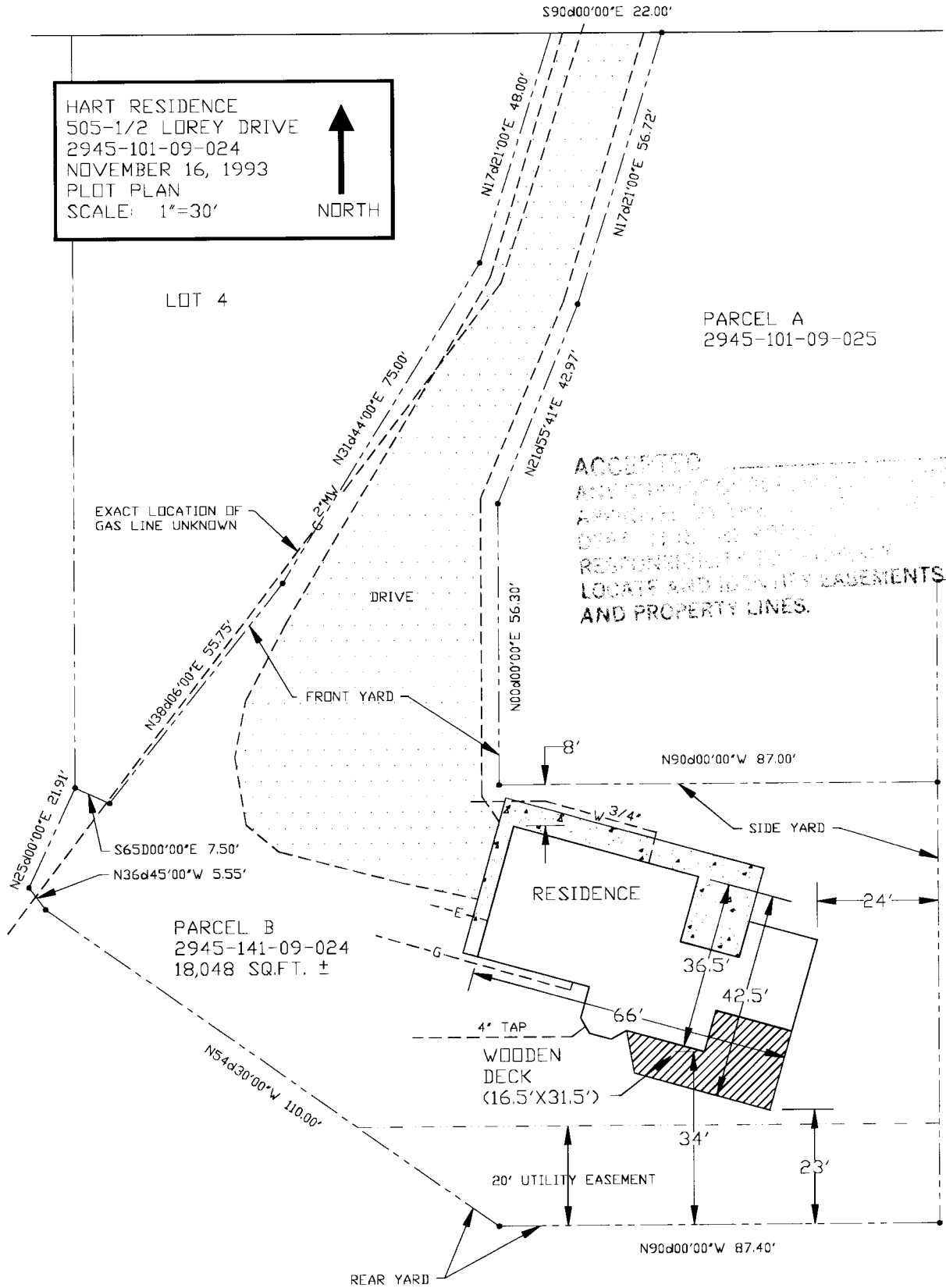
HART RESIDENCE
 505-1/2 LOREY DRIVE
 2945-101-09-024
 NOVEMBER 16, 1993
 PLOT PLAN
 SCALE: 1"=30'



LOT 4

PARCEL A
2945-101-09-025

ACCEPTED
 AND PLANNING COMMISSION
 APPROVED ON THE
 DATE 11/16/93
 RESPONSIBILITY FOR
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



PARCEL B
 2945-141-09-024
 18,048 SQ.FT. ±