

DATE SUBMITTED 11-12-93

BUILDING PERMIT NO. 47040
FEE \$ 5.00 ✓

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

BLDG ADDRESS 505 W. Main - SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SUBDIVISION Mobley's Sub
FILING _____ BLK 9 LOT _____ SQ. FT. OF EXISTING BLDG(S) 1200 sq
TAX SCHEDULE NO. 2945-154-20-004 NO. OF FAMILY UNITS 1
OWNER ELLEN BROWN NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 505 WEST MAIN ST
TELEPHONE 245-1005 DESCRIPTION OF WORK AND INTENDED USE:
REBUILD KITCHEN 13' X 17'

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 X
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 43 TRAFFIC ZONE 9
Rear 15' from property line PARKING REQ'MT _____
Maximum Height _____ SPECIAL CONDITIONS: 500' yr. floodplain not regulated by the City
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 Kathy Lester Applicant Signature [Signature]
Date Approved 11-12-93 Date 11-12-93

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

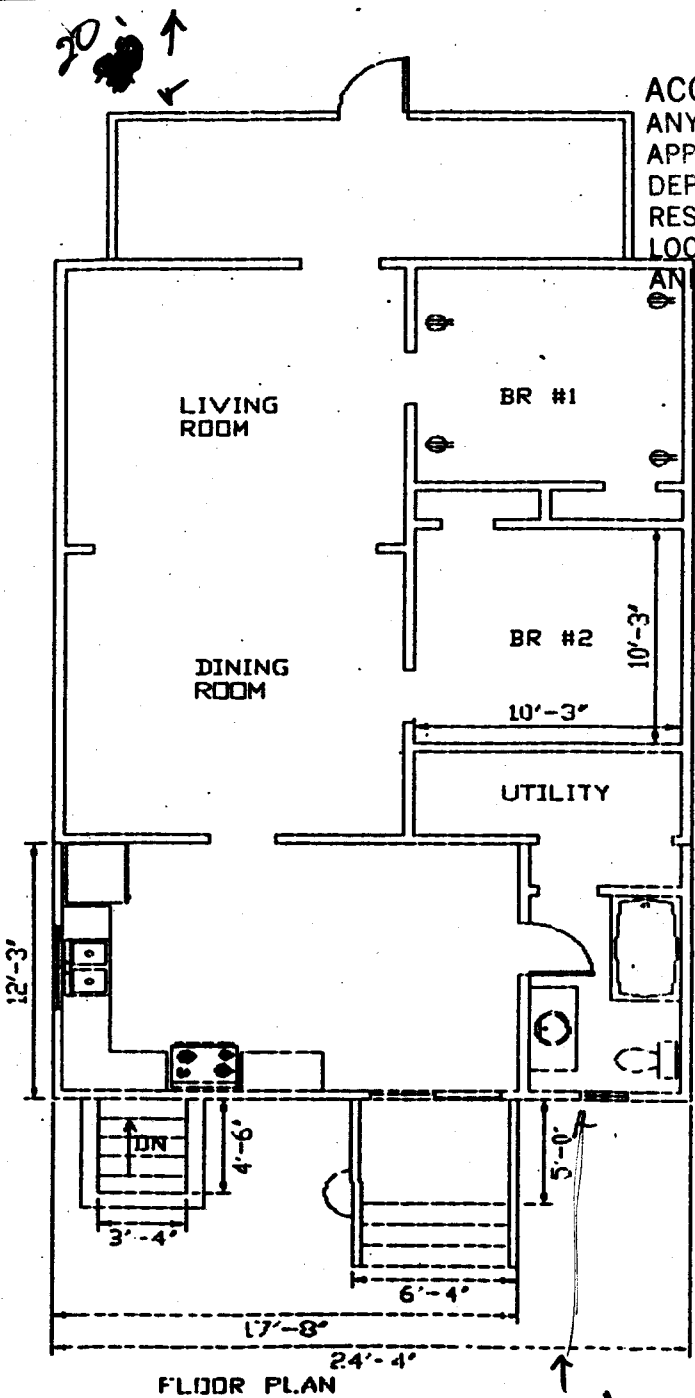
(White: Planning) (Yellow: Customer) (Pink: Building Department)

BROWN RESIDENCE

DRAWN RZ	CHECKED	DATE 9-3-93	SCALE N/A	JOB NO.	SHEET 1	OF 2	SHEETS
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505 WEST MAIN ST

ACCEPTED *RP 11/12/93*
 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.



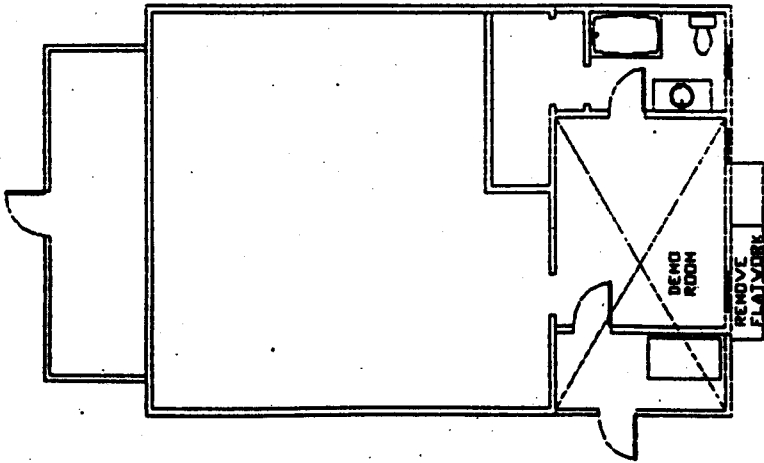
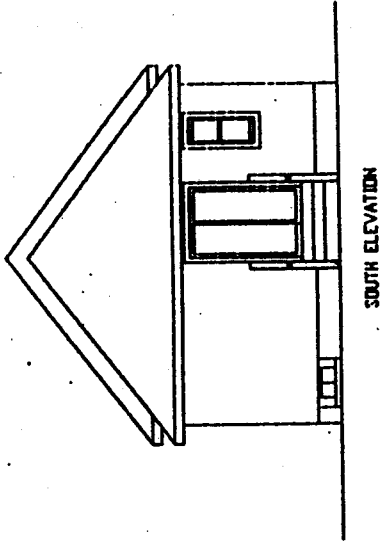
FLOOR PLAN

RP

RZ

BROWN RESIDENCE

DATE	9-3-95
CHECKED	
SCALE	N/A
JOB NO.	
SHEET	2
OF	2 SHEETS



DEMOLITION PLAN

M-E