

DATE SUBMITTED 11/2/93

BUILDING PERMIT NO. 46798
FEE \$ 5.00

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

BLDG ADDRESS 718 Pacific
SUBDIVISION BULLA VISTA
FILING # 1 BLK 2 LOT 4
TAX SCHEDULE NO. 2701-35-28-002
OWNER RUFUS JONES
ADDRESS 3612 BullRidge Ct
TELEPHONE (303) 242-7303

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCTION of New Homes

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

ZONE R2SF-2
SETBACKS: Front 20' from property line or
from center of ROW, whichever is greater
Side 15' from property line
Rear 30' from property line
Maximum Height 32'
Maximum coverage of lot by structures 25%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
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 Angeline Barrett Applicant Signature Rufus Jones
Date Approved 11/2/93 Date 11/02/93

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

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

