

DATE SUBMITTED 9/15/93

BUILDING PERMIT NO. 46541

FEE \$ 500

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

BLDG ADDRESS 276 Pinon

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

SUBDIVISION Cyphers (Replot of lot 1)

SQ. FT. OF EXISTING BLDG(S) 800

FILING BLK 3 LOT 1

TAX SCHEDULE NO. 2945-252-09-003 NO. OF FAMILY UNITS 1

OWNER Shawn Marsh

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 276 Pinon

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-1094

Master Bd room addition

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

ZONE RSP-8

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 13 TRAFFIC ZONE 80

Rear 15 from property line

PARKING REQ'MT N/A

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 Shawn L. Marsh

Date Approved 9/15/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

