

DATE SUBMITTED 3/9/94

BUILDING PERMIT NO. 47858

FEE \$ 5.00

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

BLDG ADDRESS 1310 N 19th ST
SUBDIVISION Arccadia Village
FILING _____ BLK 3 LOT 6
TAX SCHEDULE NO. 2945-124-16-012
OWNER LARRY MURILLO
ADDRESS 1310 N 19th ST
TELEPHONE 434-6771

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 sqft
SQ. FT. OF EXISTING BLDG(S) 840 sqft
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
DESCRIPTION OF WORK AND INTENDED USE:
Family Room addition

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

ZONE RMF-32
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side 5' from property line *
Rear 20' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 6 TRAFFIC ZONE 31
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____
* Per Variance granted 3/9/94
See file #22-94

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 Kristen L. Adcock Applicant Signature Jimmy Murillo
Date Approved 3/9/94 Date 3/9/94

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

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

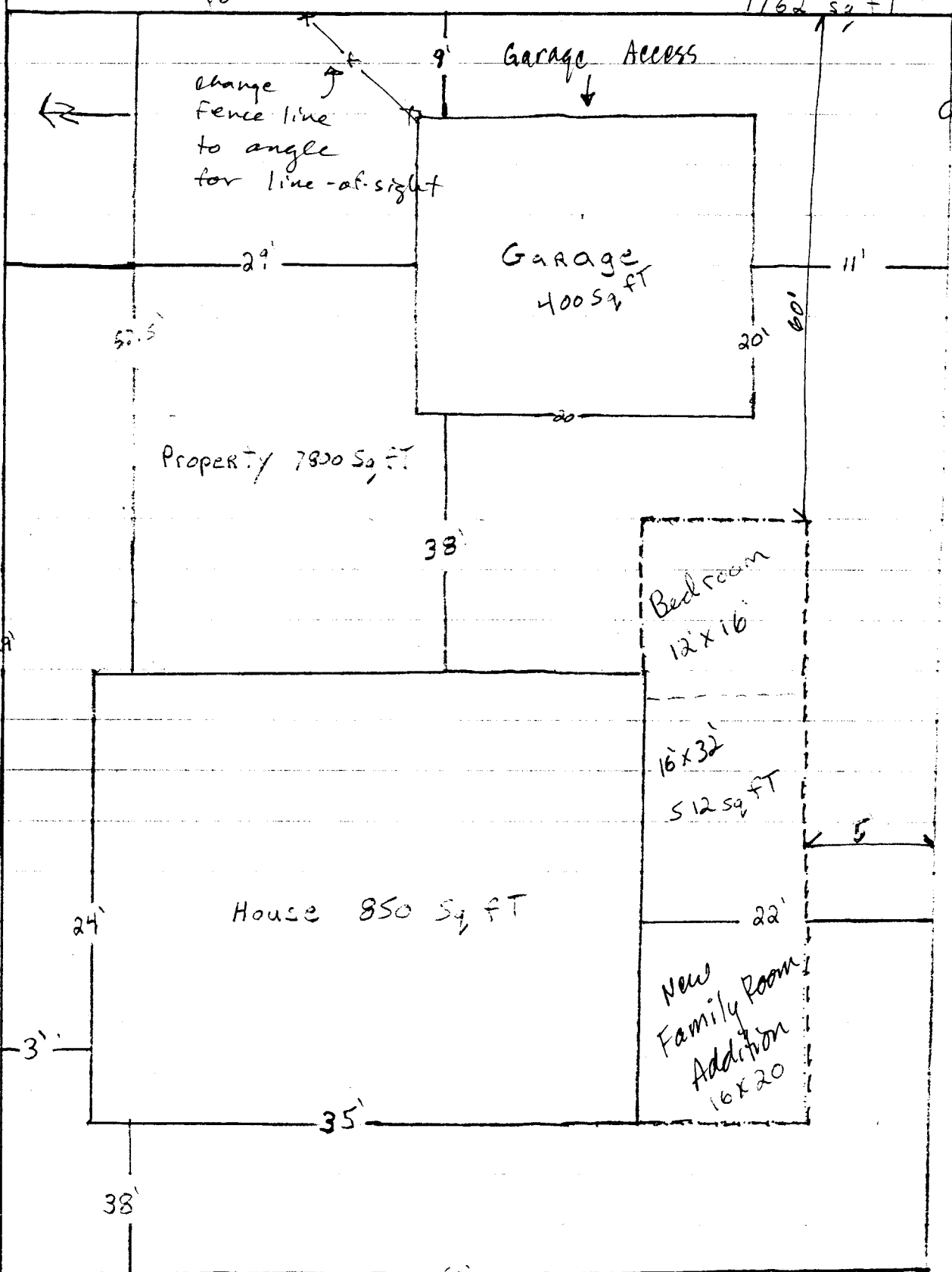
1310 N 19th
G.J.

J. W. O'Connell
2-7-94

6' cedar fence
Alley

4' Chain Link

1762 sq ft



change fence line to angle for line-of-sight

Garage Access

Garage
400 sq ft

Property 1762 sq ft

Bedroom
12 x 16

16 x 32
512 sq ft

House 850 sq ft

New Family Room
Addition
16 x 20

122' x 60'

FRONT N. 19th Street