

DATE SUBMITTED 4-6-94

BUILDING PERMIT NO. 9471

FEE \$ 500

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

BLDG ADDRESS 585 25 1/2 RD # 151

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 x 80

SUBDIVISION PARADISE VALLEY

SQ. FT. OF EXISTING BLDG(S) 16 x 80

FILING _____ BLK _____ LOT # 151

TAX SCHEDULE NO. 2945-102-00-100

NO. OF FAMILY UNITS _____

OWNER THOMAS W. NELSON

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 585 25 1/2 RD G.J. CO 81905

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 434-1579

move in trailer

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

ZONE PMT

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line PER PARK

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear _____ from property line REGS.

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

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 [Signature]

Applicant Signature [Signature]

Date Approved 4-6-94

Date 04/06/94

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

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