

DATE SUBMITTED 4-12-94

BUILDING PERMIT NO. 48519

FEE \$ 500

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

BLDG ADDRESS 2011 N. 8th St  
SUBDIVISION COLLEGE SUB.  
FILING \_\_\_\_\_ BLK A LOT 18  
TAX SCHEDULE NO. 2945111-06-010  
OWNER George Ann Julfus  
ADDRESS 2011 North St.  
TELEPHONE 245 7040

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x18  
SQ. FT. OF EXISTING BLDG(S) 1225  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
DESCRIPTION OF WORK AND INTENDED USE:  
Living Room Interior Remodel

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

JNE RSF-8  
SETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from property line  
Rear 15' from property line  
Maximum Height 32'  
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 5 TRAFFIC ZONE 27  
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).

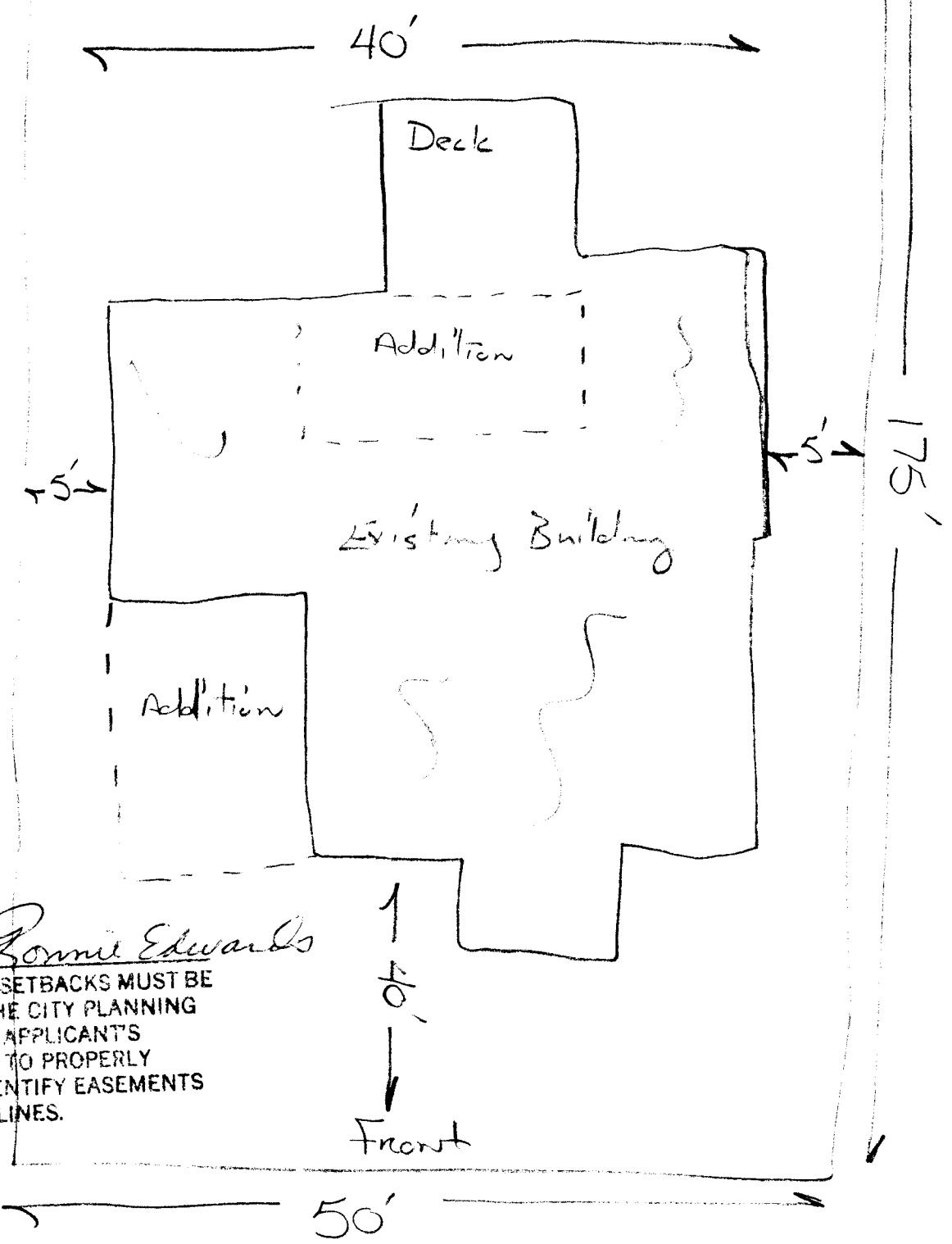
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Konnie Edwards Applicant Signature Mr W. J. ...  
Date Approved 4-12-94 Date 4-12-94

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

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

2011 N 8th St  
Back



ACCEPTED *Bonnie Edwards*  
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.

10'  
Front