

DATE SUBMITTED 1-7-94

BUILDING PERMIT NO. 47887

FEE \$ 5.00

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

BLDG ADDRESS 1945 N. 9th St.

SQ. FT. OF PROPOSED BLDG(S) ADDITION 576 SQ. FT.

SUBDIVISION COLLEGE

SQ. FT. OF EXISTING BLDG(S) 1000 SQ. FT.

FILING _____ BLK E LOT 18

TAX SCHEDULE NO. 2945-111-07-036

NO. OF FAMILY UNITS 1

OWNER STEVE AUCKTON

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 1945 N. 9th St.

DESCRIPTION OF WORK AND INTENDED USE:
RESIDENTIAL ADDITION - LIVING SPACE

TELEPHONE 241-5951

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 5 TRAFFIC ZONE 27

Rear 15' from property line

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).

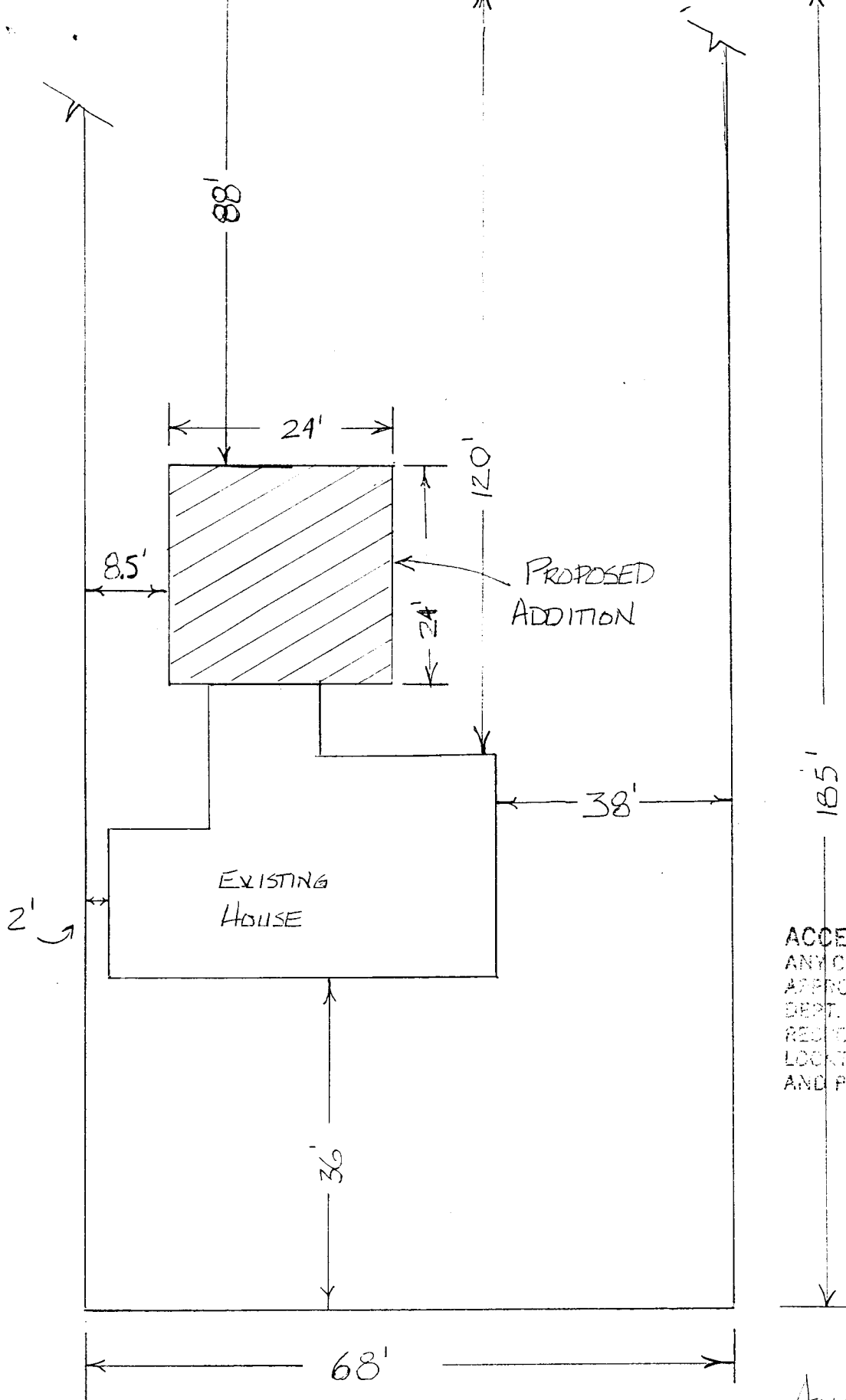
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety
Date Approved 1-7-94

Applicant Signature David Hoffman 1-7-94
Date _____

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

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



ACCEPTED *MP 1-7-94*
 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.

ALLERTON RSF-8
 1945 N. 9th ST.
 2945-111-07-026