

DATE SUBMITTED 1/4/93 (94)

BUILDING PERMIT NO. 47279V

FEE \$ 5.00

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

BLDG ADDRESS 2860 Belford Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 by 28  
SUBDIVISION WINDHA  
FILING \_\_\_\_\_ BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1123  
TAX SCHEDULE NO. 2943-181-1A-001 NO. OF FAMILY UNITS 1  
OWNER SUSAN & CLAY HAUSER NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2  
ADDRESS 2860 Belford Ave  
TELEPHONE 242-8286

DESCRIPTION OF WORK AND INTENDED USE:  
addition of a Bedroom, Bath & Family Room

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 X  
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater  
Side 5' from property line  
Rear 15' from property line  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT 6 TRAFFIC ZONE 30  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum Height 32  
Maximum coverage of lot by structures 45%

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 Angeline Bassett Applicant Signature Susan Hauser  
Date Approved 1/4/93 (94) Date 1-4-93 (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)

# WI AND HA SUBDIVISION, A RE-PLAT OF LOTS 4 & 5 OF MEEKS SUBDIVISION SITE PLAN

