

DATE SUBMITTED 3/25/94

BUILDING PERMIT NO. 48043

FEE \$ 5.00

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

BLDG ADDRESS 535 BOOKCLIFF

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,898 SQ FT.

SUBDIVISION BOOKCLIFF HEIGHTS

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 7

TAX SCHEDULE NO. 2945-112-10-008

NO. OF FAMILY UNITS ONE PLUS SUB UNIT

OWNER ROBERT TRAYLOR-KAREN HAYASHI

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE.

ADDRESS 280 ELM

DESCRIPTION OF WORK AND INTENDED USE:
NEW RESIDENCE.

TELEPHONE _____

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

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES _____ NO ✓

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

GEOLOGIC HAZARD: YES _____ NO ✓

Side 7 from property line

CENSUS TRACT 4 TRAFFIC ZONE 25

Rear 30 from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: #34-93
Special Use Permit Approved
for sub-unit

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 3/25/94

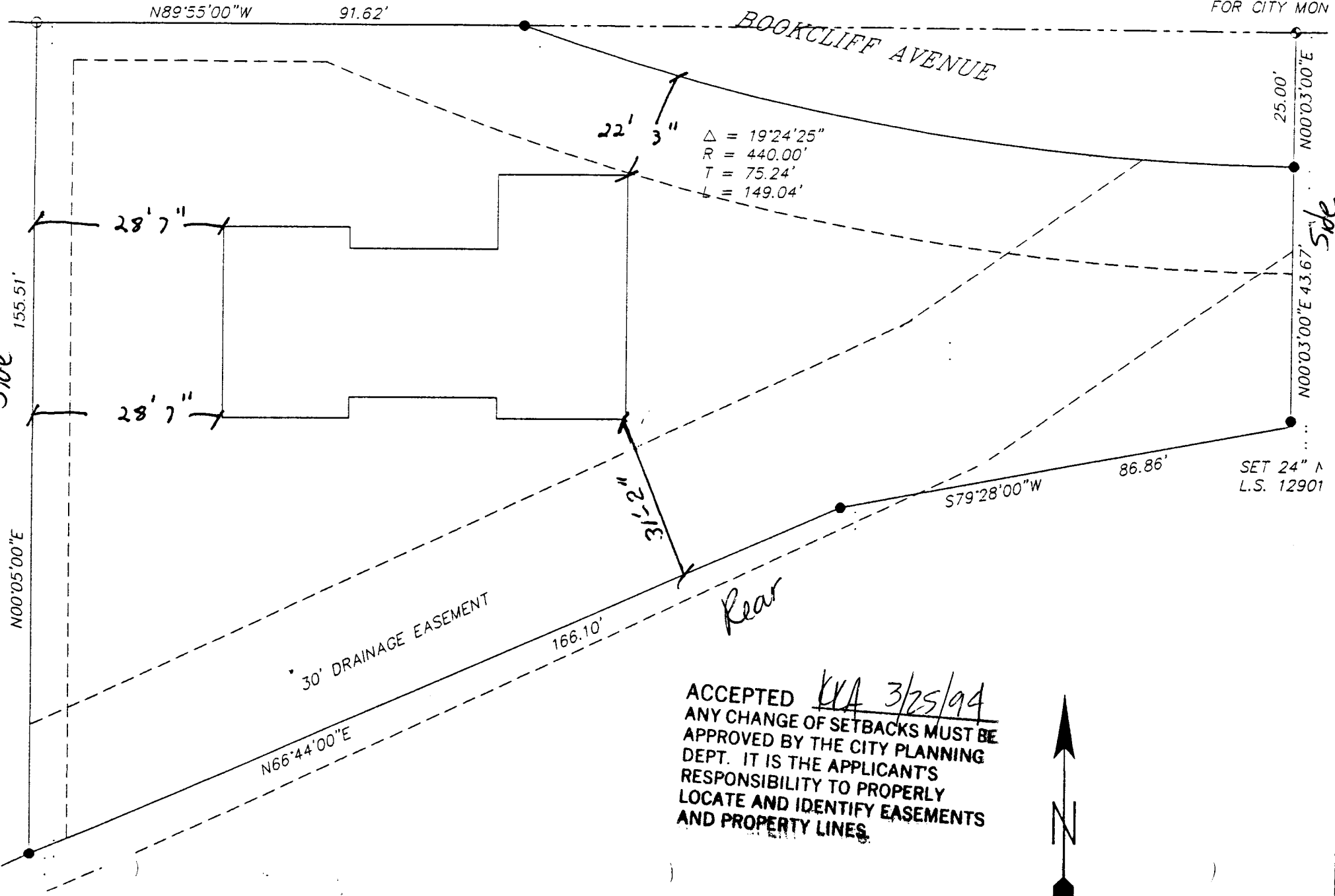
Date 3-25-94

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

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

O. S REBAR W/CAP
ERN ENGINEERS

FOUND IRON E
MONUMENT BC
FOR CITY MON



ACCEPTED KVA 3/25/94
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.

