

DATE SUBMITTED 3/22/94

BUILDING PERMIT NO. 48018

FEE \$ 500

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

BLDG ADDRESS 2677 Catalina Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 216 sq ft

SUBDIVISION Paradise Hills #5

SQ. FT. OF EXISTING BLDG(S) 1587 sq ft

FILING 5 BLK 17 LOT 10

TAX SCHEDULE NO. 2707-264-16-012

NO. OF FAMILY UNITS 1

OWNER Rick L & Janet D. Coleman

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 2677 Catalina Dr.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-7759

enclosing existing patio

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 X

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 16 TRAFFIC ZONE 13

Rear 30' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 32'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures 35%

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 Janet D. Coleman

Date Approved 3/22/94

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

(White: Planner)

(Yellow: Customer)

(Pink: Building Department)

