

DATE SUBMITTED 3-10-94

BUILDING PERMIT NO. 48103

FEE \$ 5.00

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

BLDG ADDRESS 2694 Continental
SUBDIVISION Pearth Hill
FILING _____ BLK 1 LOT 10
TAX SCHEDULE NO. 2701-354-34-010
OWNER DAVE BROWN
ADDRESS 2694 Continental DR
TELEPHONE 241-722

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10'x36' = 360 sq. ft.
SQ. FT. OF EXISTING BLDG(S) 2220
NO. OF FAMILY UNITS Single FAM.
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
DESCRIPTION OF WORK AND INTENDED USE:
Porch.

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

ZONE RSF-2
SETBACKS: Front 30' from property line or _____ from center of ROW, whichever is greater
Side 15' from property line
Rear 30' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 17
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).

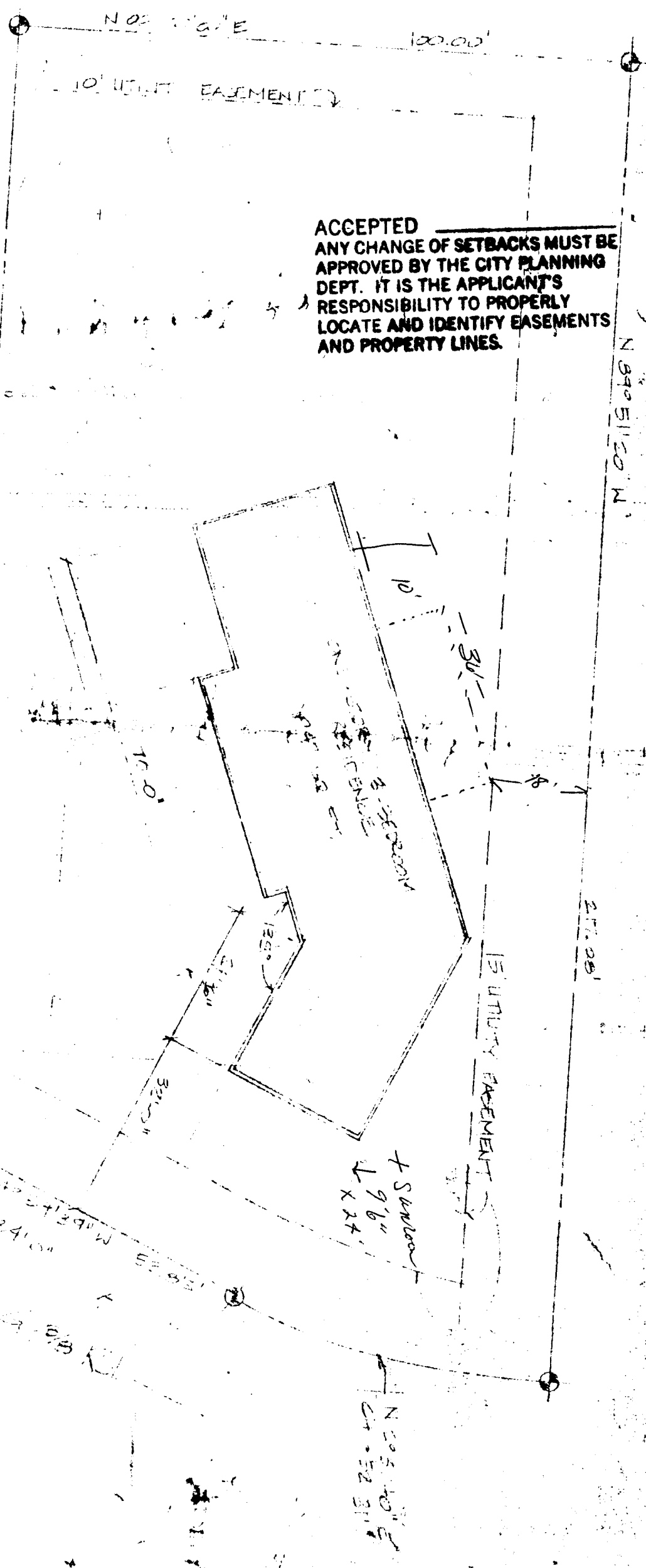
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 3-10-94

Applicant Signature [Signature]
Date 3-10-94

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

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



ACCEPTED
 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.



N 89° 51' 20" W
 120.00'

N 89° 51' 20" W
 120.00'

Handwritten notes on the left side of the plan, including '10'0' SETBACK' and '15'0' SETBACK'.

Handwritten notes at the bottom left: '10'0' SETBACK', '15'0' SETBACK', and '10'0' SETBACK'.

Handwritten notes near the building: '10'0' SETBACK', '15'0' SETBACK', and '10'0' SETBACK'.

Handwritten note at the bottom center: 'N 89° 51' 20" W
 120.00'