

DATE SUBMITTED 3-23-94

BUILDING PERMIT NO. 48033
FEE \$ 5⁰⁰

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

BLDG ADDRESS 1502 ELM
SUBDIVISION Paulson Sub.
FILING — BLK 2 LOT 10
TAX SCHEDULE NO. 2945-123-10-010
OWNER JACK OLIVER
ADDRESS 1502 ELM
TELEPHONE 242-4664
Jim Cox

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 196
SQ. FT. OF EXISTING BLDG(S) 1400 - 400
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
DESCRIPTION OF WORK AND INTENDED USE:
Apw Gazebro -

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

ONE RMF-32
SETBACKS: Front 50' from property line or 50' from center of ROW, whichever is greater
Side 3' from property line
Rear 10' from property line
Maximum Height 36'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 6 TRAFFIC ZONE 31
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.

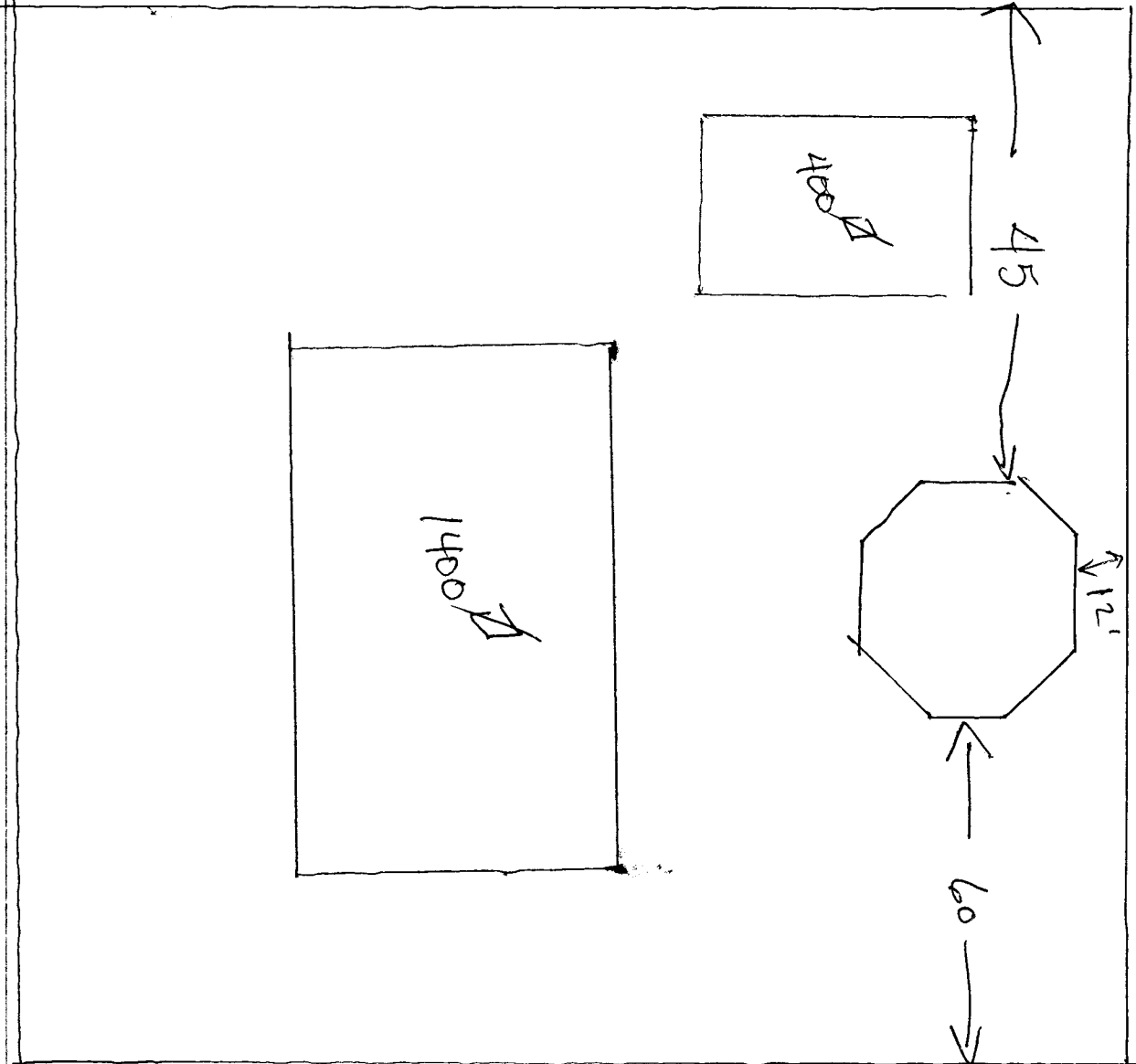
Department Approval [Signature]
Date Approved 3-23-94

Applicant Signature [Signature]
Date 3-23-94

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

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

15TH



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.

3/23/94
[Signature]

ELM

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[Signature]
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