

DATE SUBMITTED 1-27-94

BUILDING PERMIT NO. 48134

FEE \$ 500 remodel

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

BLDG ADDRESS 1756 Escalante

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION MESA HEIGHTS SUB.

SQ. FT. OF EXISTING BLDG(S) _____

FILING — BLK 11 LOT 35736

TAX SCHEDULE NO. 2945-233-05-008

NO. OF FAMILY UNITS 1

OWNER Percy Mayes

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 1756 Escalante

DESCRIPTION OF WORK AND INTENDED USE:
INTERIOR - & exterior finishing remodel

TELEPHONE 241-0502

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

ZONE RMF-16

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 25' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height 36'

SPECIAL CONDITIONS: will not be adding any square footage to the house. Interior remodel for residential use - no change of use.

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 Kathy Portman

Applicant Signature Percy Mayes

Date Approved 1-27-94

Date 1-27-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)