

DATE SUBMITTED 3/3/94

BUILDING PERMIT NO. 47830

FEE \$ 5.00

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

BLDG ADDRESS 2582 F.R.D.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 850

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-034-00-089

NO. OF FAMILY UNITS 1

OWNER CLIFF. G. HARWIN

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 2582 F. RD.

DESCRIPTION OF WORK AND INTENDED USE:
Convert open patio to enclosed bedroom

TELEPHONE 243-8528

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

ZONE RSF-4 or PB?

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or 75 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 7 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 30 from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

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 3/3/94

Date Mar 3, 1994

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

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