

DATE SUBMITTED 1-27-94

BUILDING PERMIT NO. 47571

FEE \$ 5.00

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

BLDG ADDRESS 1351 Munison

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10' x 12' + 12' x 22'

SUBDIVISION LINCOLN PARK ADDITION

FILING - BLK 2 LOT 13#14

SQ. FT. OF EXISTING BLDG(S) _____

TAX SCHEDULE NO. 2945-132-07-006 NO. OF FAMILY UNITS 1

OWNER Nancy O. Claussen

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 1351 Munison

TELEPHONE 245-3787

DESCRIPTION OF WORK AND INTENDED USE:
Bedroom & Bath

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

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 7 TRAFFIC ZONE 38

Rear 25' from property line

PARKING REQ'MT N/A

Maximum Height 32

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).

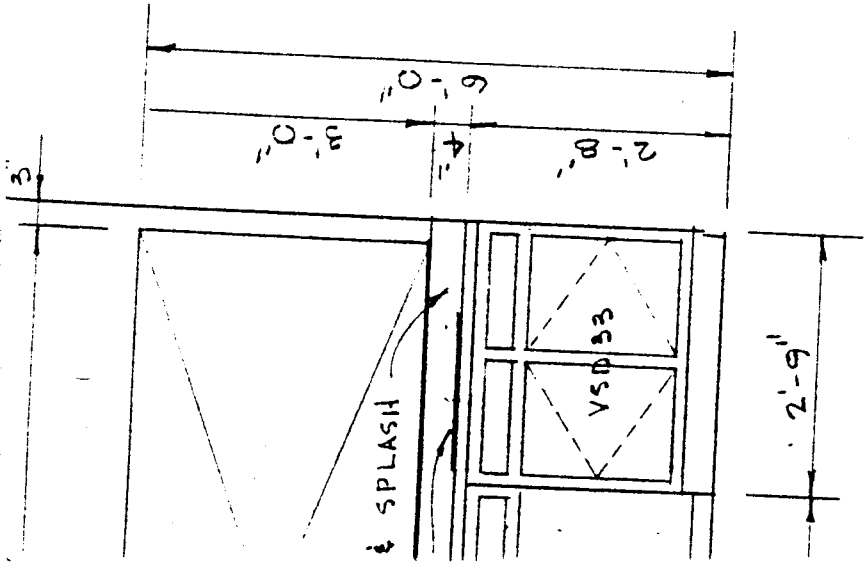
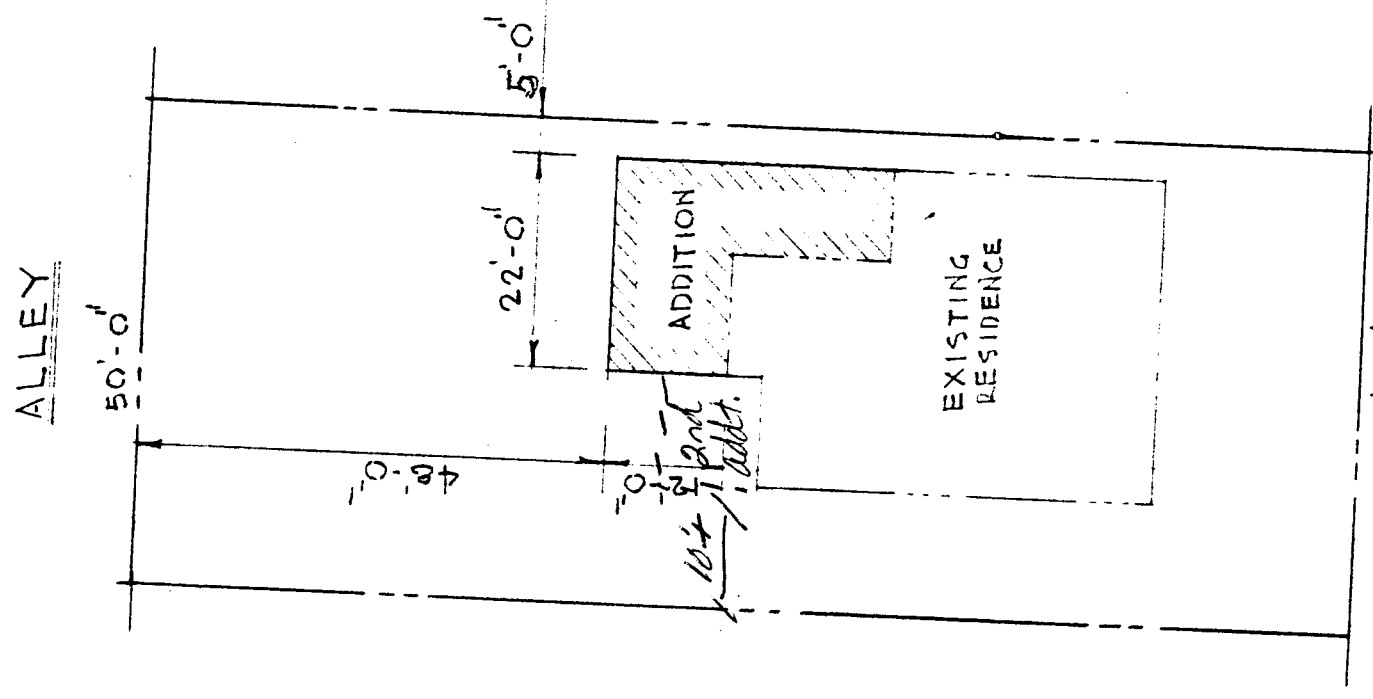
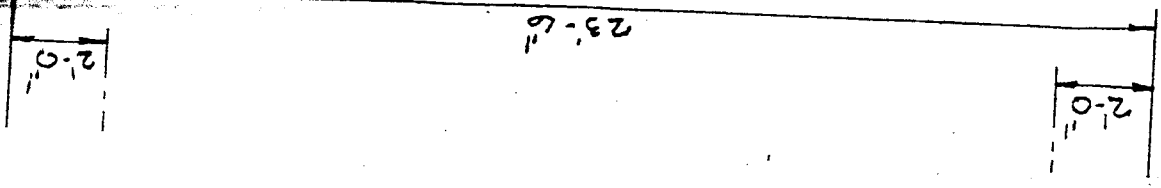
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Meyer Applicant Signature Nancy Claussen

Date Approved 1-27-94 Date 1-28-94

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

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



DETAIL

1'-0"