

DATE SUBMITTED 3/1/94

BUILDING PERMIT NO. NA

FEE \$ 500

2945-124-

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

BLDG ADDRESS 2414 Hall Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6'x8'

SUBDIVISION Regent

SQ. FT. OF EXISTING BLDG(S) 960 + car port

FILING BLK 1 LOT 4

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2945-124-02-016

OWNER Robert M + Viona R STABEND

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 2414 Hall Ave

DESCRIPTION OF WORK AND INTENDED USE:
Metal Bldg - 6'x8' on concrete slab - Storage

TELEPHONE 303-242-0137

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES NO X

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

GEOLOGIC HAZARD: YES NO

Side 3' from property line

CENSUS TRACT 6 TRAFFIC ZONE 28

Rear 3' from property line

PARKING REQ'MT

Maximum Height

SPECIAL CONDITIONS: New concrete slab

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 Robert M Stabenow

Date Approved 3-1-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

