

DATE SUBMITTED 3-14-94

BUILDING PERMIT NO. 47931

FEE \$ 5.00

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

BLDG ADDRESS 1214 Harmon Ave  
SUBDIVISION Eggleston Sub  
FILING \_\_\_\_\_ BLK 1 LOT 4  
TAX SCHEDULE NO. 2945-013-01-017  
OWNER Steven & Ellen Daniels  
ADDRESS 1214 Harmon Ave  
TELEPHONE 243-4346

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160 sq ft  
SQ. FT. OF EXISTING BLDG(S) 300 sq ft garage 1300 sq ft house  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

DESCRIPTION OF WORK AND INTENDED USE:  
replace porch + add 10'

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

ZONE RSF-8  
SETBACKS: Front 20' from property line or      from center of ROW, whichever is greater  
Side 5' from property line  
Rear 15' from property line  
Maximum Height 32'  
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 10 TRAFFIC ZONE 21  
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).

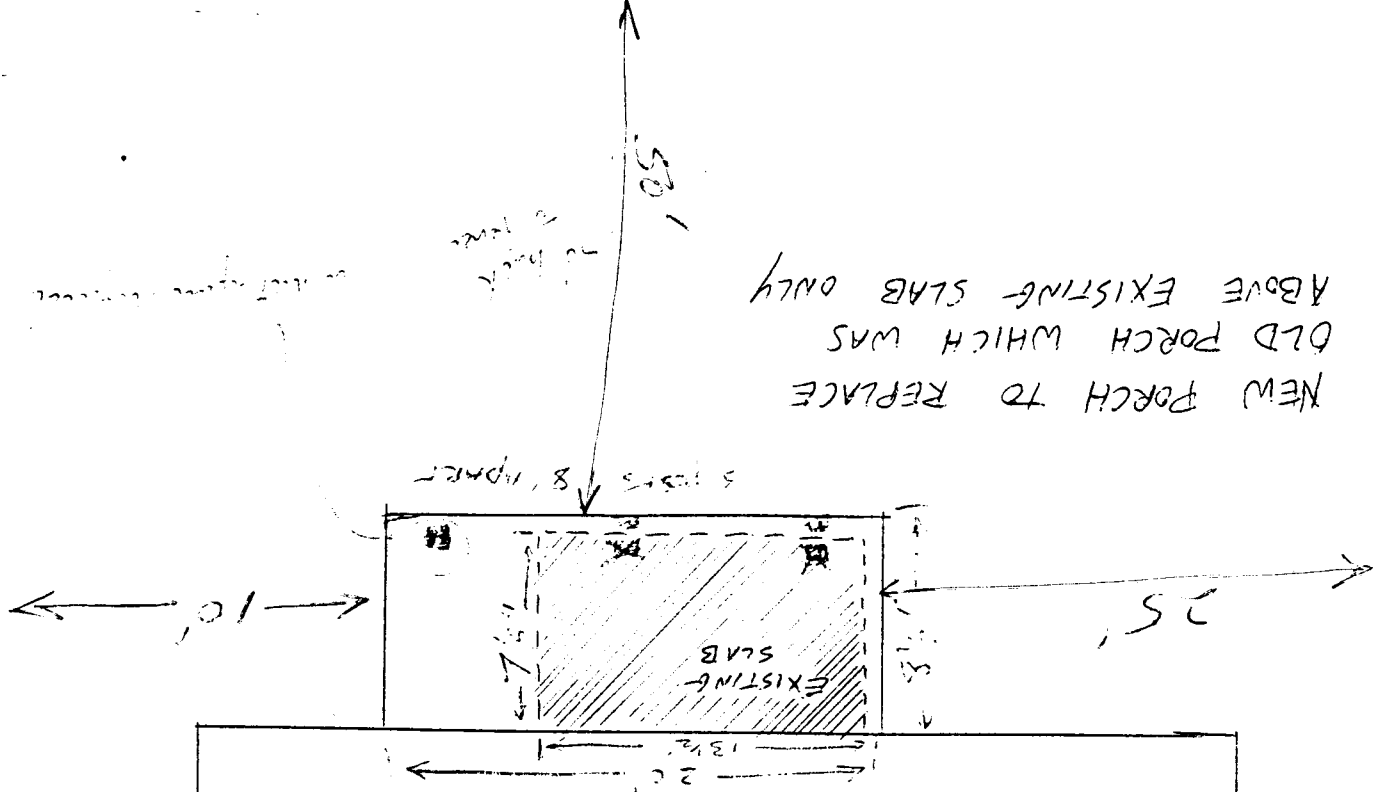
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Petty*  
Date Approved 3-14-94

Applicant Signature *Ellen S Daniels*  
Date 3-14-94

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

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



ACCEPTED MP 3-14-94 HOUSE

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.

1214 Hermosa

