

DATE SUBMITTED 3/17/94

BUILDING PERMIT NO. 48067

FEE \$ 500

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

BLDG ADDRESS 532 Helon Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,050

SUBDIVISION SOUTH RIM

SQ. FT. OF EXISTING BLDG(S) N/A

FILING 1 BLK 2 LOT 5

TAX SCHEDULE NO. 2945-083-10-083

NO. OF FAMILY UNITS 1

OWNER STANTON CONSTRUCTION

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE

ADDRESS 706 IVY PLACE

DESCRIPTION OF WORK AND INTENDED USE:
NEW HOME

TELEPHONE 245-9008

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

ZONE R-1

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 10 from property line

CENSUS TRACT 14 TRAFFIC ZONE 91

Rear 20 from property line

PARKING REQ'MT _____

Maximum Height 28'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 2,564

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 3/17/94

Date 3/11/94

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

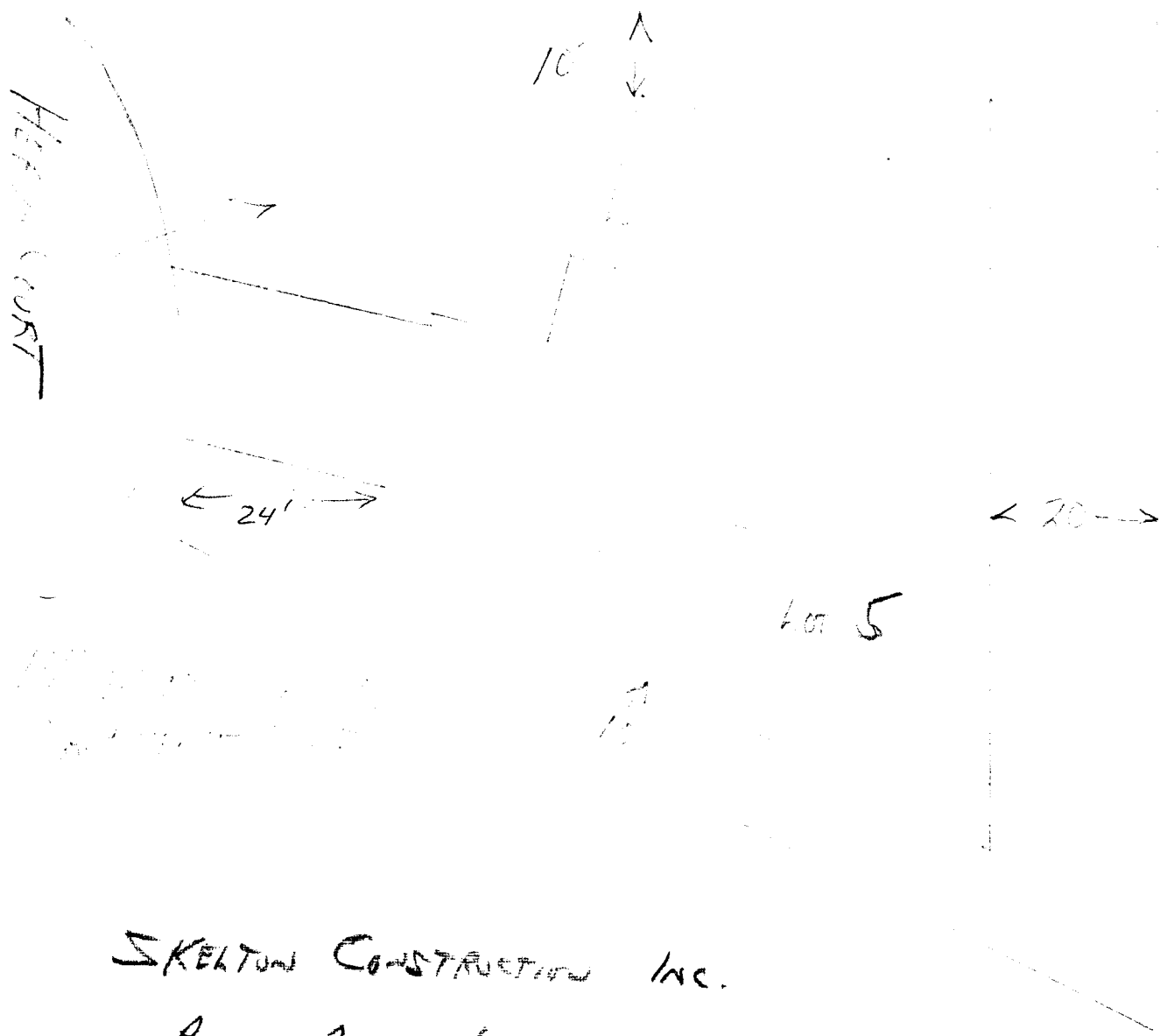
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

E. S. Edwards 3/17/94

ACCEPTED
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.



SKELTON CONSTRUCTION INC.

PHOT PLAN LOT 5

FLING 1 BLOCK 2

SOUTH RIM

532 Heron Ct.