

DATE SUBMITTED 3/9/94

BUILDING PERMIT NO. 47913

FEE \$ N/C

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

BLDG ADDRESS 1144 Hill
SUBDIVISION _____
FILING — BLK 23 LOT 23,24
TAX SCHEDULE NO. 2945-141-18-006
OWNER R.W. INGLE
ADDRESS 1144 Hill
TELEPHONE 241 8904

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SQ. FT. OF EXISTING BLDG(S) 24 x 34 1
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
interior remodel plus exterior stairs

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 X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 2 TRAFFIC ZONE 36
PARKING REQ'MT _____
SPECIAL CONDITIONS: Only changes to principal structure is new entrance door & stairs @ back.

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 R.S. Edwards Applicant Signature R.W. Ingle
Date Approved 3/9/94 Date 3/9/94

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

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

PROG
CINC

42" 16

ACCEPTED
RECORDS
3/9/94
LOCATING IDENTIFY EASEMENTS
AND PROPERTY LINES.

- Existing
- Proposed

WEST PROPERTY LINE

EAST PROPERTY LINE

30'

7'

Funnel
Hot Water
Heater

Concrete wall

41'

10'

16'

24'

12'

Lot 23 & 24
Block 23

20'

1144 HILL

Jim