

DATE SUBMITTED 3/22/94

BUILDING PERMIT NO. 48086

FEE \$ 50

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

BLDG ADDRESS 322 HOPT

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23' x 31'

SUBDIVISION THE RESERVATION

FILING — BLK 8 LOT 1

SQ. FT. OF EXISTING BLDG(S) 1125

TAX SCHEDULE NO. 2945-244-04-001

NO. OF FAMILY UNITS SINGLE

OWNER DAVID & PEGGY CUTLER

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ONE

ADDRESS 322 HOPT GJ.

TELEPHONE 241-7785

DESCRIPTION OF WORK AND INTENDED USE:  
CONSTRUCTION OF GARAGE FOR VEHICLE PARKING  
*detached*

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 13 TRAFFIC ZONE 80

Rear 3' from property line

PARKING REQ'MT —

Maximum Height —

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 [Signature] 3/22/94

Applicant Signature [Signature]

Date Approved 3-22-94

Date MARCH 22 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)

# IMPROVEMENT LOCATION CERTIFICATE

322 HOPI DRIVE, GRAND JUNCTION, COLORADO

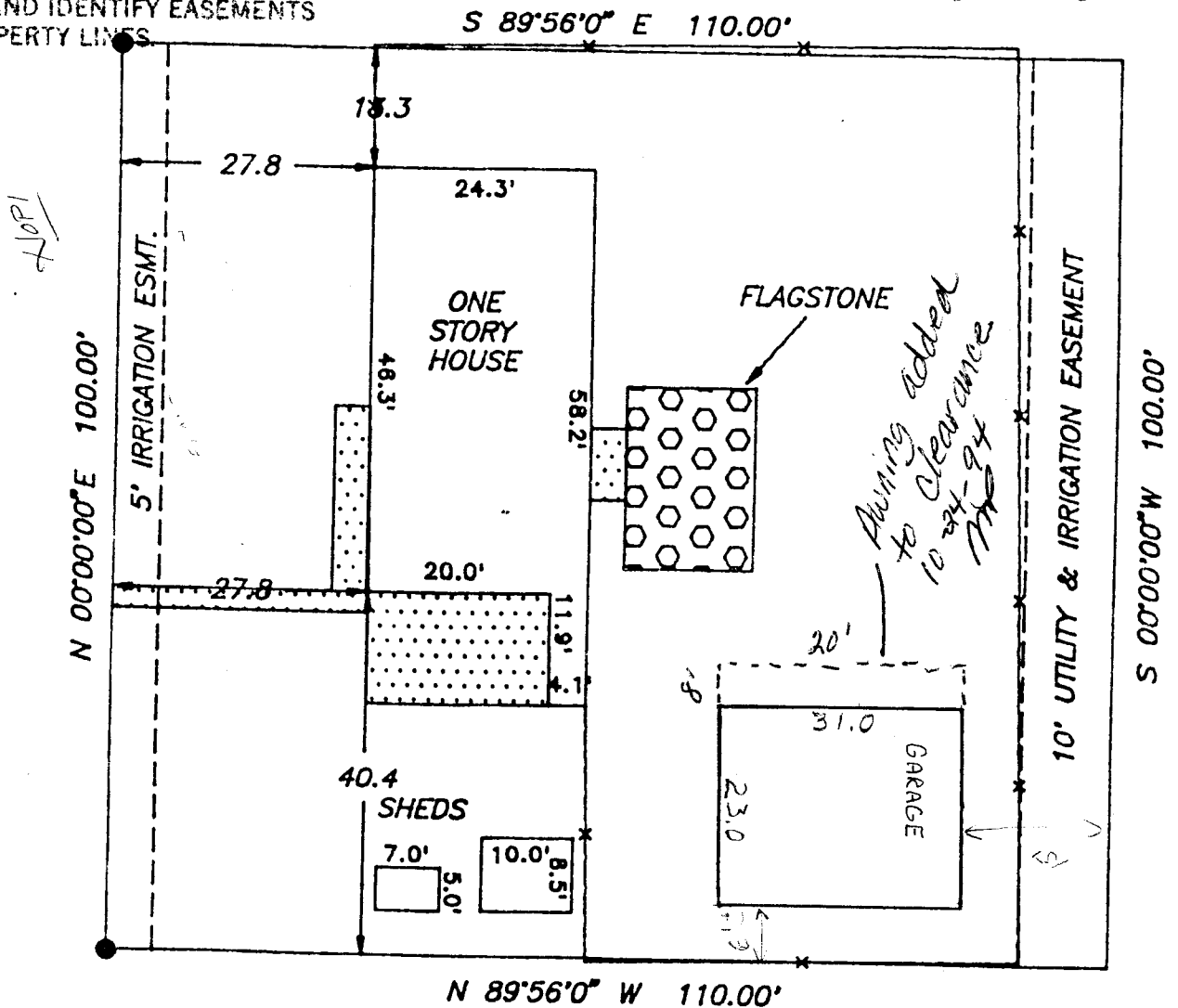
LOT 1, BLOCK 8, REPLAT NO. 2 THE RESERVATION, REPLAT OF LOTS 1, 2 & 3, BLOCK 8 AND LOT 3, BLOCK 1 OF THE RESERVATION, MESA COUNTY, COLORADO.

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

ACCEPTED *W Edwards 3/22/94*

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.

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NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Meridian Land title