

DATE SUBMITTED 1-4-94

BUILDING PERMIT NO. 47703

FEE \$ 5.00

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

BLDG ADDRESS 2676 H Road

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1780

SUBDIVISION Paradise Hills

FILING 6 BLK        LOT 1

SQ. FT. OF EXISTING BLDG(S) 0

TAX SCHEDULE NO. 270-264-22-001

NO. OF FAMILY UNITS 1

OWNER Mark Deauth

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 2667 Catalina Dr.

TELEPHONE 241-7053

DESCRIPTION OF WORK AND INTENDED USE:  
New Residence

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

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES        NO

SETBACKS: Front ~~20~~ 50' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES        NO

Side ~~27~~ 37' from property line

CENSUS TRACT 16 TRAFFIC ZONE 13

Rear 30' from property line

PARKING REQ'MT       

Maximum Height ~~32~~ 32'

SPECIAL CONDITIONS:       

Maximum coverage of lot by structures 35%

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]  
Date Approved 1-4-94

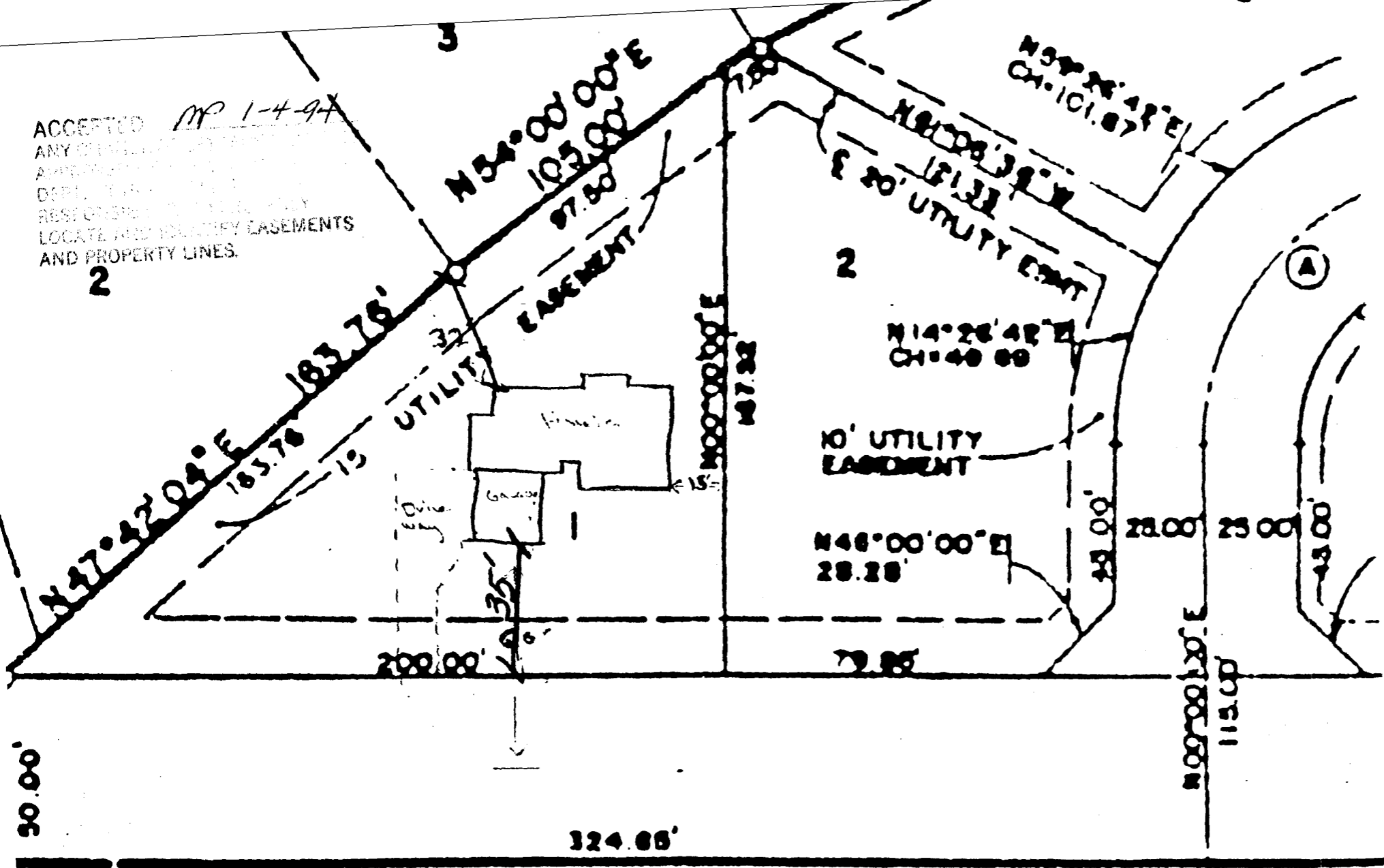
Applicant Signature Mark Deauth  
Date 1-4-94

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  
 ANY CHANGES  
 APPLICANT'S  
 DATE: 1-4-97  
 RESPONSIBILITY TO  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

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2676 H Road

CORNER

Colorado Buildings Systems, Inc.  
 2754 Compass Dr.  
 Suite #367  
 Grand Junction, CO 81508  
 (303) 241-7053