

DATE SUBMITTED 5/10/94

BUILDING PERMIT NO. 48627
FEE \$ 500

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

BLDG ADDRESS 2716 H Rd
SUBDIVISION North Point
FILING 1 BLK 1 LOT 4
TAX SCHEDULE NO. 2701-253-06-004
OWNER Robert Hughes
ADDRESS PO Box 40254 GS CO
81504
TELEPHONE 243-3000

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~3600~~ 3477
SQ. FT. OF EXISTING BLDG(S) none
NO. OF FAMILY UNITS single
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none
DESCRIPTION OF WORK AND INTENDED USE:
residence -

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

ZONE RSF-1
SETBACKS: Front 20' from property line or 55' from center of ROW, whichever is greater
Side 15' from property line
Rear 30' from property line
Maximum Height 32'
Maximum coverage of lot by structures 25%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 16 TRAFFIC ZONE 13
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 Bonnie Edwards Applicant Signature RE W
Date Approved 5/17/94 Date 5/17/94

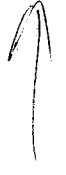
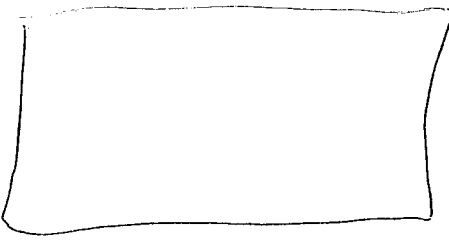
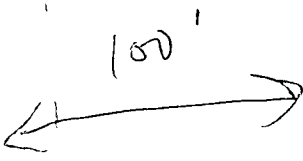
5/17/94 Millie Fowler on Septic tank
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
Mesa County Health Dept #8478-5-13-94

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

N ↑

344

7.5'



200'

7.5'

441

15'

ACCEPTED *Bonnie Edwards* 5/17/94
 ANY CHANGE OF RECORDS WILL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

3rd lot

A Rd front