

DATE SUBMITTED 4-4-94

BUILDING PERMIT NO. 423E

FEE \$ 5.00

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

BLDG ADDRESS 353 Martello Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192

SUBDIVISION Heather Ridge

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK 2 LOT 34

TAX SCHEDULE NO. 2945-222-05-034

NO. OF FAMILY UNITS _____

OWNER Brandon Poy

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 353 Martello Ct

DESCRIPTION OF WORK AND INTENDED USE:
addition

TELEPHONE 245-8748

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' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 7' from property line

CENSUS TRACT 14 TRAFFIC ZONE 95

Rear 30' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: Open, uncovered deck may extend up to 6' into the required setback

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).

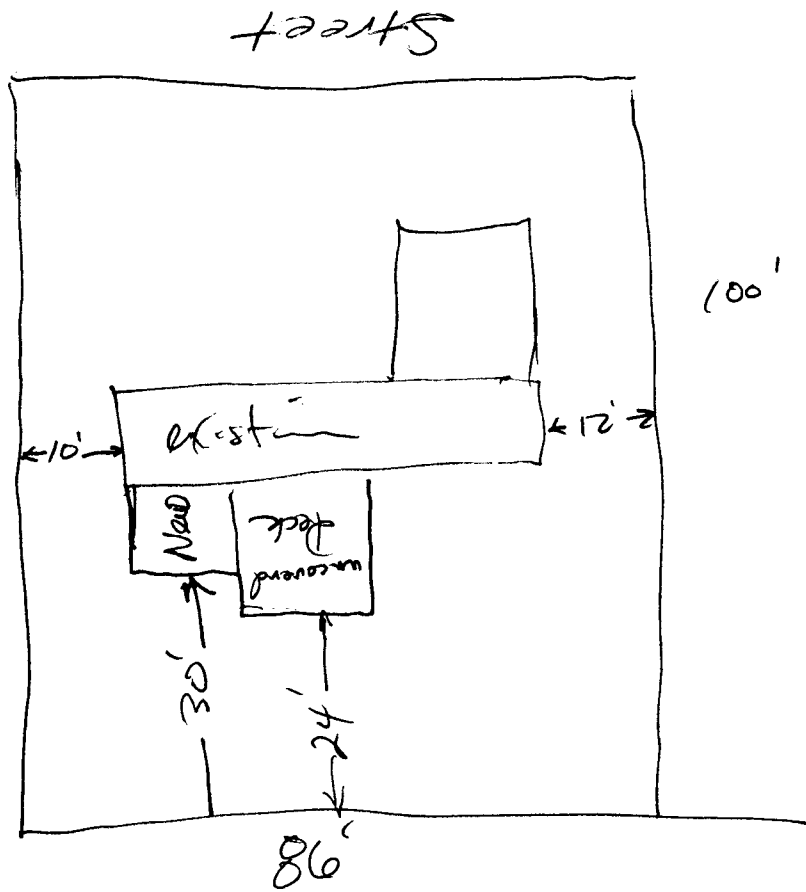
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Potts
Date Approved 4-4-94

Applicant Signature Paul E. W.
Date _____

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

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



353 Mantello Ct.

ACCEPTED MP 4-4-94
 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.