

DATE SUBMITTED 3/7/94

BUILDING PERMIT NO. 47866  
FEE \$ 500

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

BLDG ADDRESS 280 1/2 Mt. View St. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20' x 25'  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 2000 ±  
TAX SCHEDULE NO. 2945-251-00-033 NO. OF FAMILY UNITS 1  
OWNER John BROWN NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
ADDRESS 280 1/2 Mt. View St. DESCRIPTION OF WORK AND INTENDED USE:  
TELEPHONE 242-5323 Attached garage  
Busn. - 241-1634

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 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 5' from property line CENSUS TRACT 13 TRAFFIC ZONE 80  
Rear 15' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height 32' SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures 45%

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] Applicant Signature [Signature]  
Date Approved 3/7/94 Date 3/7/94

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

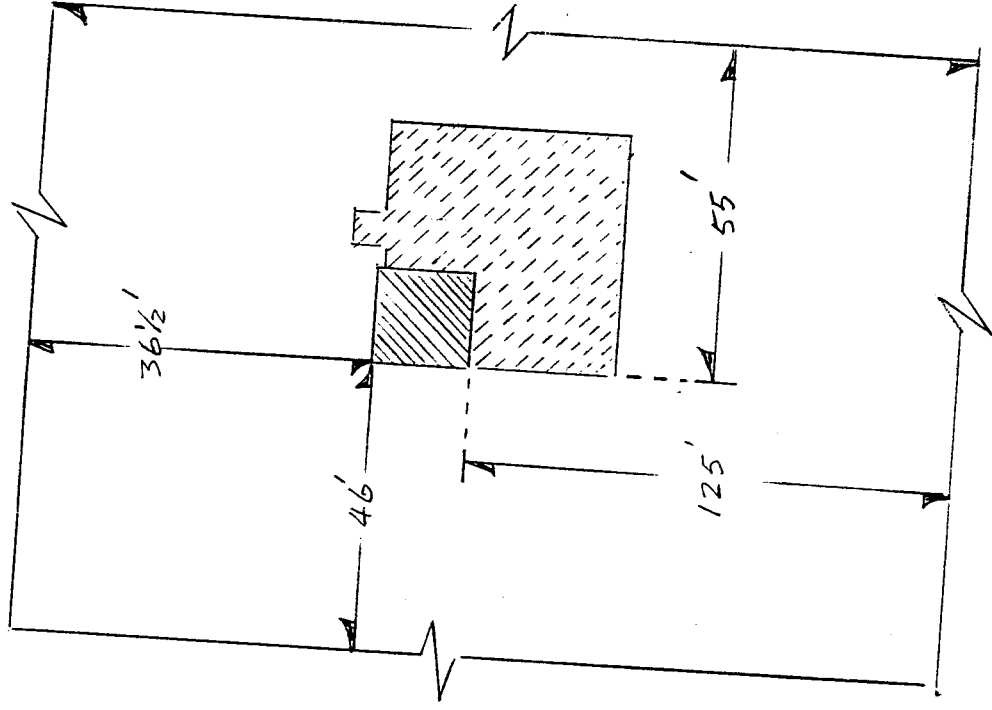
(White: Planning) approved (Yellow: Customer) (Pink: Building Department)  
per Don Newton  
3/8/94



Fri

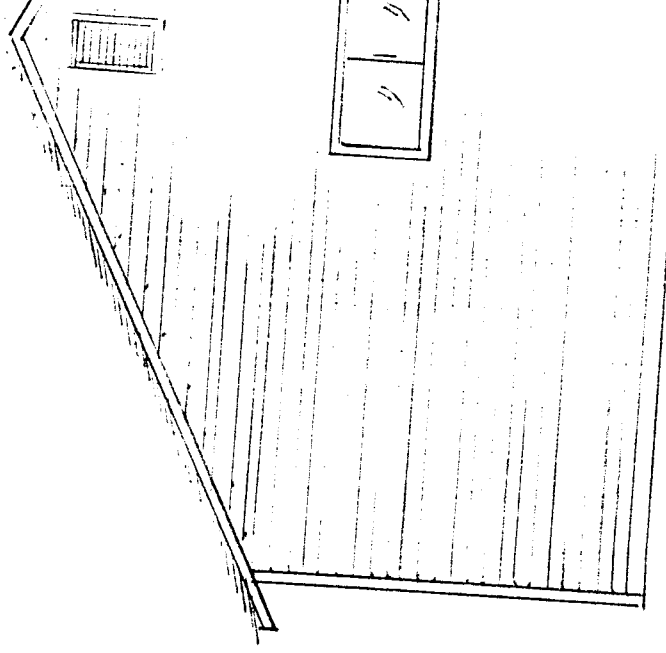
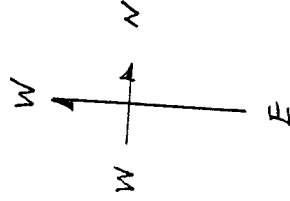
244 1651

ANN

MT. View



-  = Proposed garage
-  = Existing Structure



South

280 1/2 M + View St. RSF-8

Heath

5<sup>ms</sup>

City Planning

280

R. Edwards