

DATE SUBMITTED 2-22-94

BUILDING PERMIT NO. 47674

FEE \$ 5.00

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

BLDG ADDRESS 1942 Road Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION 108
 SUBDIVISION Main St. Sub SQ. FT. OF EXISTING BLDG(S) 800
 FILING _____ BLK 91 LOT 21+22 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-144-10-015 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 OWNER Floyd Neighbours ADDRESS 2006 White Ave. TELEPHONE 245-2729
 DESCRIPTION OF WORK AND INTENDED USE:
extend kitchen 6'

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

ZONE RMF-32 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front 20' from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 10' from property line CENSUS TRACT 7 TRAFFIC ZONE 40
 Rear 20' from property line PARKING REQ'MT _____
 Maximum Height 36' SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures 60%

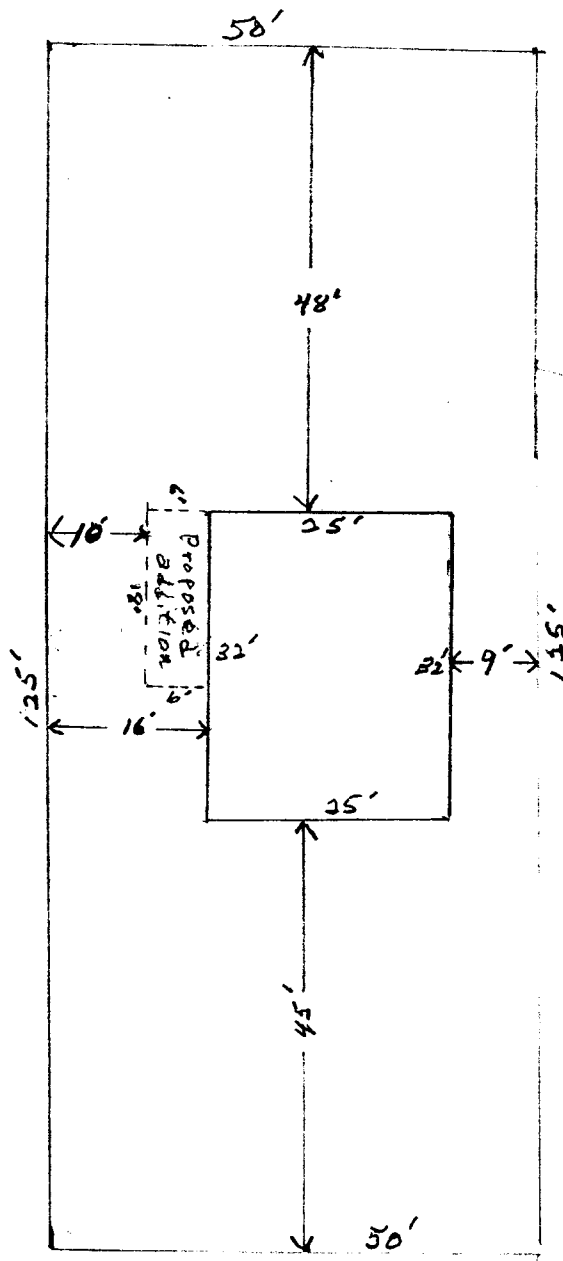
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Pitz Applicant Signature Jim Mullis
 Date Approved 2-22-94 Date Feb 15, 1994

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 MP 2-22-94
 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE ZONING BOARD
 BEFORE ANY CONSTRUCTION BEGINS.
 LOCAL ORDINANCES REGARDING
 EASEMENTS AND PROPERTY LINES.

Road Ave