

DATE SUBMITTED 3/14/94

5-4099
Tom Hoare
9th/Pitkin

BUILDING PERMIT NO. 47791

FEE \$ 5.00

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

BLDG ADDRESS 200 W. Yucatan
SUBDIVISION Kanassa Hills #7
FILING 7 BLK 1 LOT 5
TAX SCHEDULE NO. 2701-264-26-005
OWNER Penwell Construction
ADDRESS 833 24th rd. G-5
TELEPHONE 241-0785

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1568
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
New SF Residence

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

ZONE FR

DESIGNATED FLOODPLAIN: YES _____ NO X

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 16 TRAFFIC ZONE 13

Rear 20 from property line

PARKING REQ'MT 2

Maximum Height _____

SPECIAL CONDITIONS: one of 2 Planning Clearance to be

Maximum coverage of lot by structures _____

retained as per agreement of 3/14/94 between Bray & Co. & City of G.J.

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 Kathy Parker

Applicant Signature [Signature]

Date Approved 3/14/94

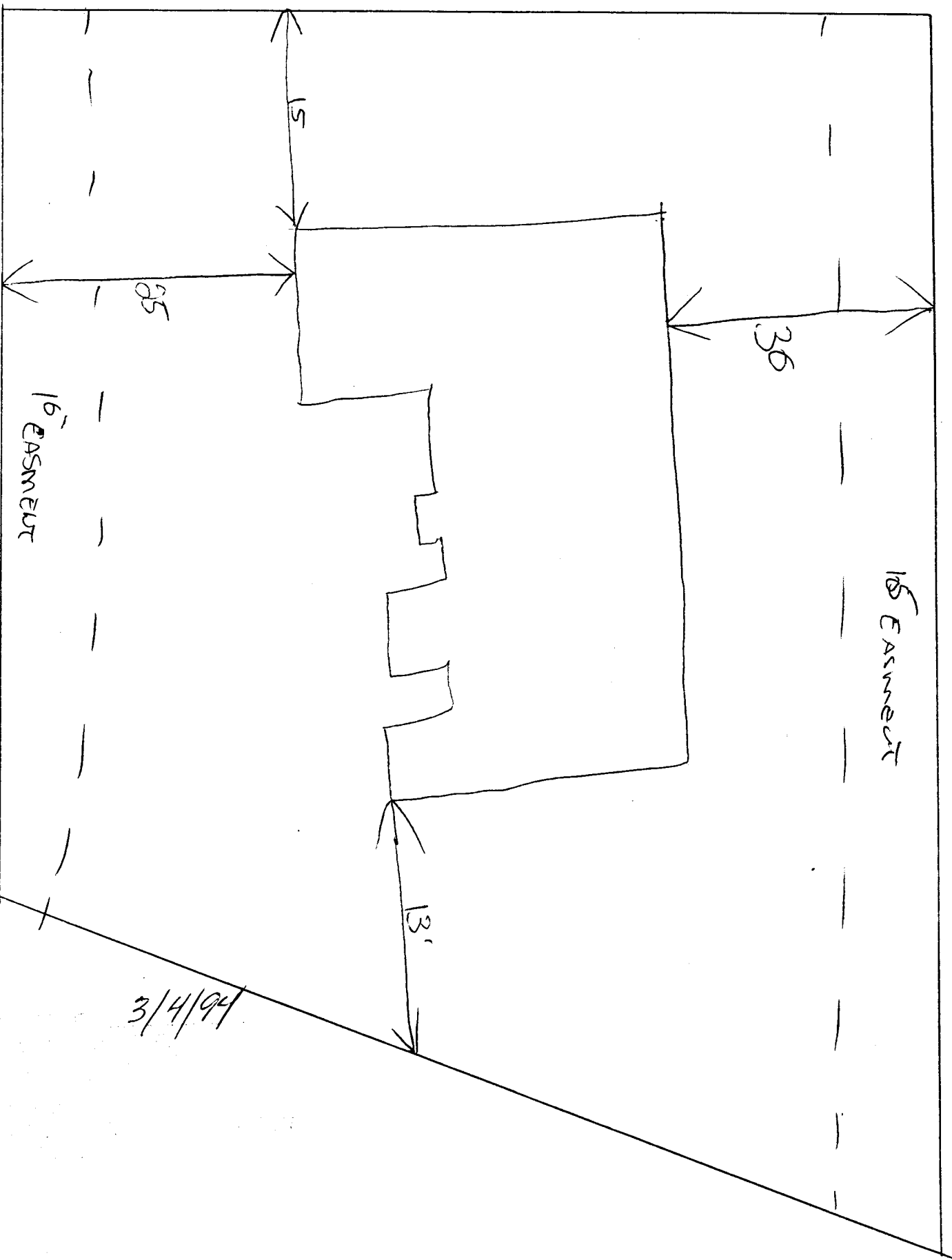
Date 3/14/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



2691 W. QUANTAN CT.

3/4/94