

DATE SUBMITTED 5-4-94

BUILDING PERMIT NO. 48516

FEE \$ 5.00

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



BLDG ADDRESS 304 Zuni

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864 SQ FT

SUBDIVISION OPLINGER

FILING — BLK 2 LOT 3

SQ. FT. OF EXISTING BLDG(S) 30x37

TAX SCHEDULE NO. 2945-244-07-003

NO. OF FAMILY UNITS ONE

OWNER LOREN J + DEBORAH MARTIN

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ONE

ADDRESS 304 ZUNI DR

TELEPHONE 243-5175

DESCRIPTION OF WORK AND INTENDED USE:  
ADDITION OF GARAGE, PERSONAL

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 — 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 —

SPECIAL CONDITIONS:  
OK to issue per Jody Kliska

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 Pety

Applicant Signature Loren J. Martin

Date Approved 5-4-94

Date 5-4-94

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

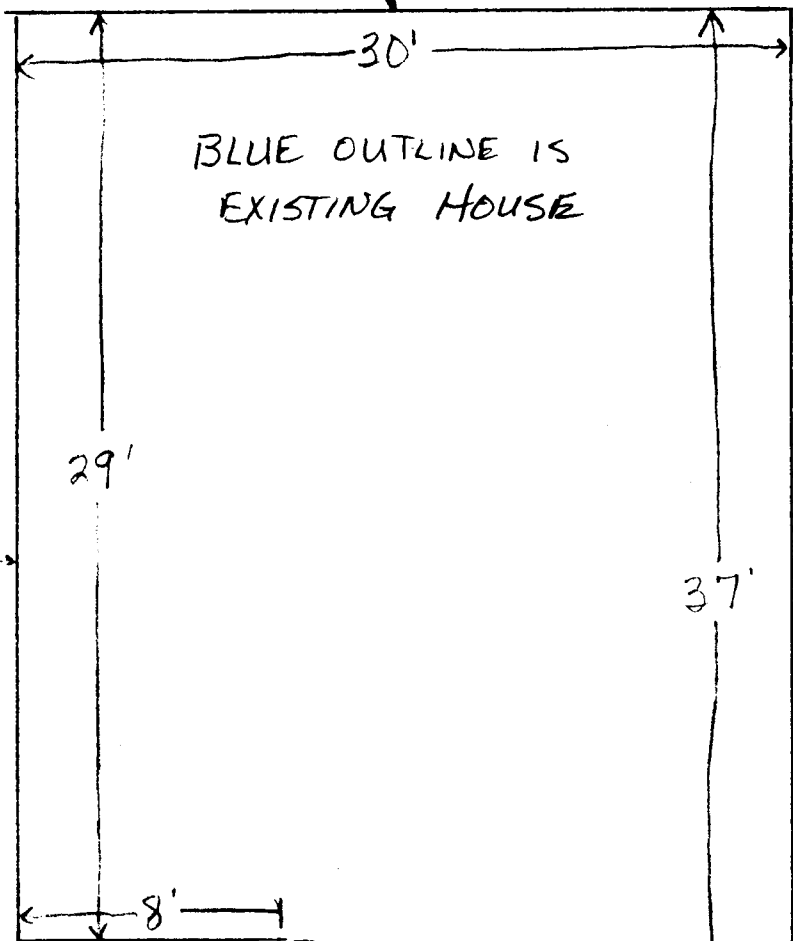
LRA  
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

FRONT

10 FT TO  
PROP LINE

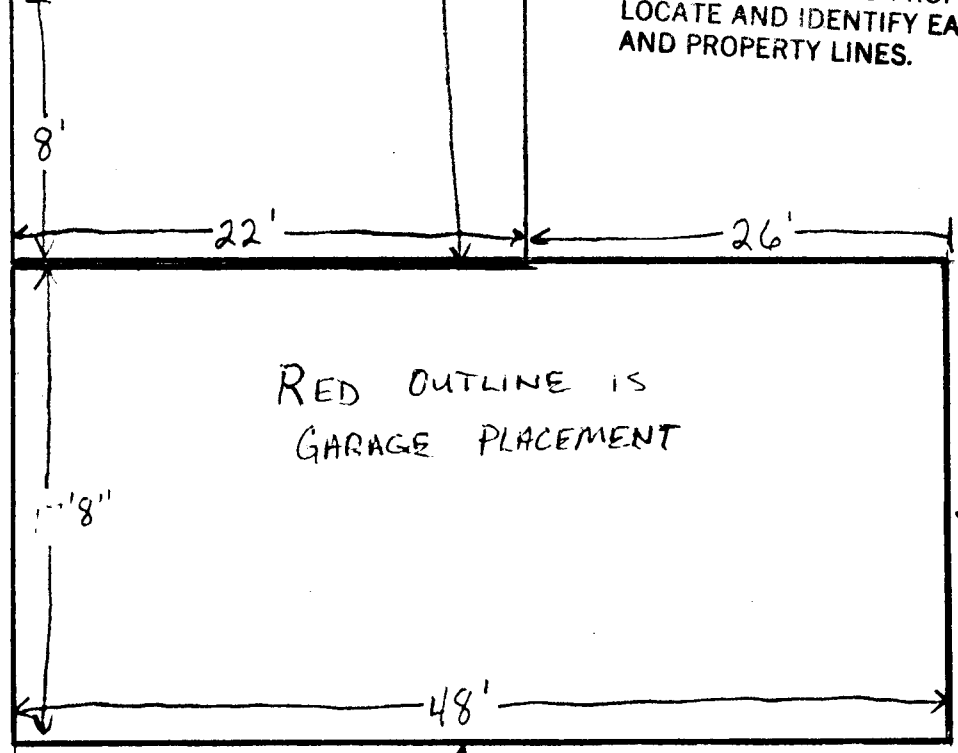


31 FT TO  
SHOULDER  
OF STREET

63 FT TO  
PROP LINE

ACCEPTED MP 5-4-94  
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.

304 EMI



37' TO  
PROP LINE

5' 4" TO  
PROP LINE