

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. _____

2014260163

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2223N 15TH ST. TAX SCHEDULE NO. 2945-122-19-007
 SUBDIVISION Farrel Paper Inv. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336[#]
 FILING _____ BLK _____ LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER JEAN EDWARDS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 458 B STEPPINGSTONE CT.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970 523-5686
 (2) APPLICANT JEAN EDWARDS USE OF EXISTING BLDGS residence
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: garage
 (2) TELEPHONE same

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 22 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear no closer than house is already from PL
 Maximum Height 32' Special Conditions no setbacks given; RSF-5
 used for Side (Prin.); no closer than house on
 rear - Per KP
 CENSUS TRACT 6 TRAFFIC ZONE 28

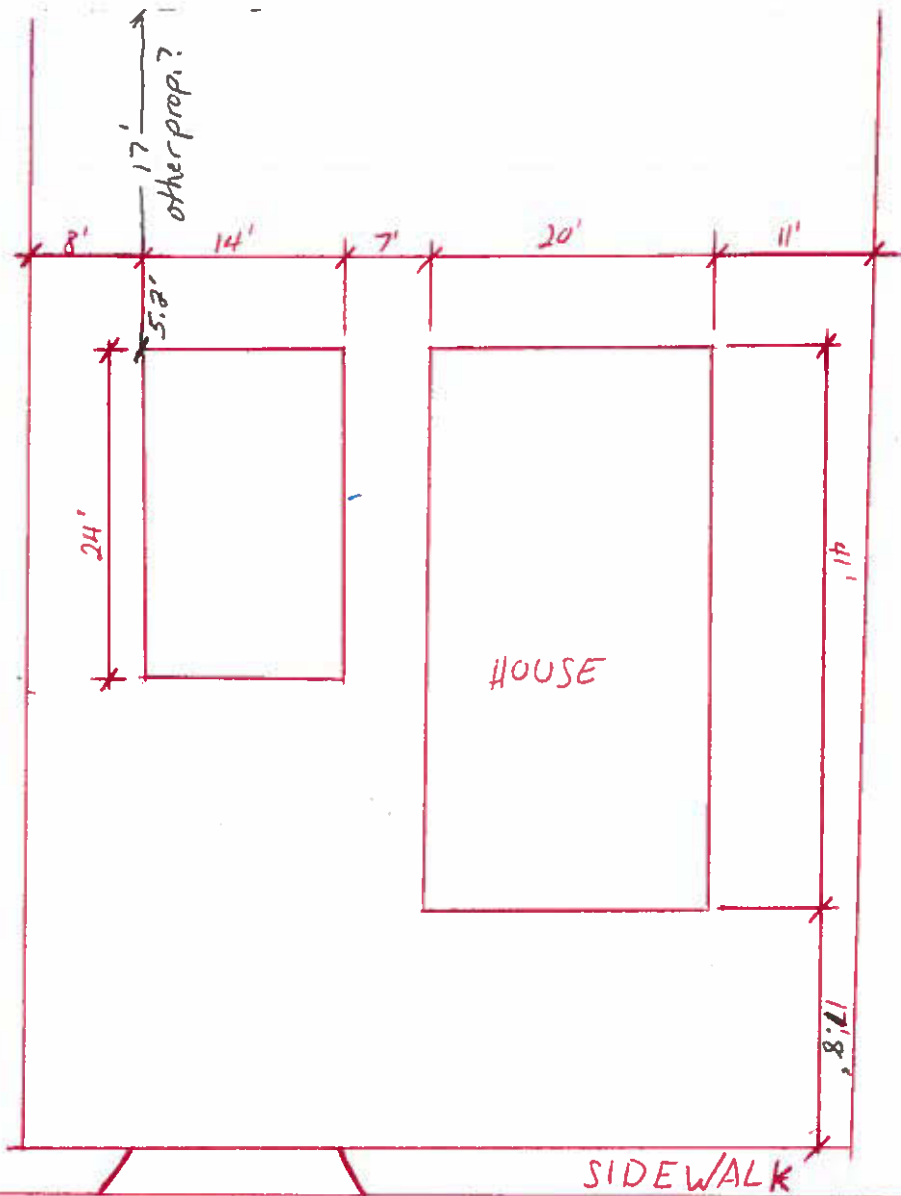
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct, I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-13-96
 Department Approval [Signature] KP Date 9/23/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in use
 Utility Accounting [Signature] Date 9/23/96

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



2223 15th

Get
signature
from city
to OK distance
from property
line.

ACCEPTED SLR 9/23/96
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.