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BLDG PERMIT NO. 56484
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 2701-264-19-005

BLDG ADDRESS 2686 1/2 Catalina Dr TAX SCHEDULE NO. ~~84-1032990~~  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320sq ft.  
 FILING 5 BLK 20 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1545sq ft house  
 (1) OWNER Brenda Witte NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2686 1/2 Catalina Dr.  
 (1) TELEPHONE 241-1275 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Brenda Witte USE OF EXISTING BLDGS dwelling/shed.  
 (2) ADDRESS 2686 1/2 Catalina Dr. DESCRIPTION OF WORK AND INTENDED USE: shed &  
 (2) TELEPHONE 241-1275 enclose garage to master bedroom

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 RSF-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
access Maximum Height 32' 20' rear yard easement  
 CENSUS TRACT 16 TRAFFIC ZONE 13

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 Brenda J. Witte Date 6-13-96  
 Department Approval Ronnie Edwards Date 6-13-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. No Change in S/R  
 Utility Accounting Marcell Cole Date 6/13/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)