

FEE \$ 0 w/ Variance
TCP \$ NA

BLDG PERMIT NO. 56427
VAR 96-119

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

2003-0010-126

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1450 GRAND AVE TAX SCHEDULE NO. 2945-132-20007
 SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION 650
 FILING BLK 4 LOT 14 East 1/2 SQ. FT. OF EXISTING BLDG(S) 200
 (1) OWNER GERALD L. CONDIT NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1450 GRAND AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-2764
 (2) APPLICANT SAME USE OF EXISTING BLDGS Home Storage
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Home
 (2) TELEPHONE _____ Storage

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 6' on 15th * Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3 * from PL Rear _____ from PL Special Conditions Side of 15th st front yard
 Maximum Height _____ variances approved BOA 6/12/96
 CENSUS TRACT _____ TRAFFIC ZONE _____

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 Gerald L. Condit Date 6/12/96

Department Approval Twister K. Anderson Date 6/12/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. NA no chg in current 5/9

Utility Accounting Dotter Hobbs Date 6-12-96

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

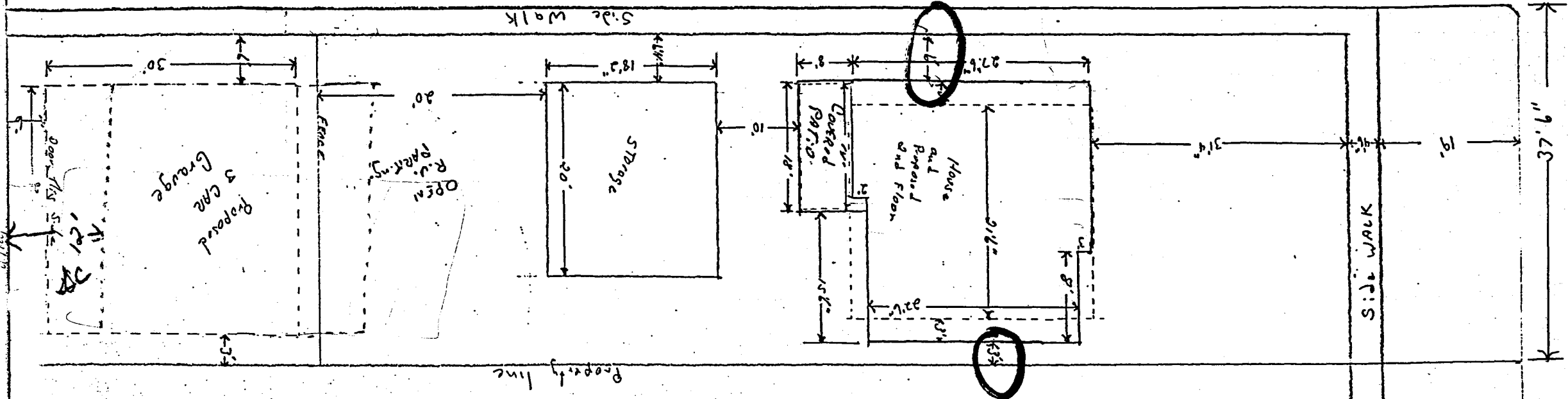
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

15th Street

ACCEPTED KCA 6/12/06
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. Per BOA 6/12/06 File VAR 06-1

APPROX 180'

Side Walk



Grand Ave

Present Buildings
Proposed