

FEE \$ N/C

BLDG PERMIT NO. 499191

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

304-1750-17-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1223 N. 7th TAX SCHEDULE NO. 2945-114-00-033
 SUBDIVISION CAPITOL HILL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1070
 (1) OWNER FRANCES M. DEWEY NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2236 TIFFANY CT
GRAND JUNCTION NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-5547
 (2) APPLICANT RICHARD F. DEWEY USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS 2236 TIFFANY CT DESCRIPTION OF WORK AND INTENDED USE:
GRAND JUNCTION REPAIR FDN/REMODEL (interior)
 (2) TELEPHONE 243-5547

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 RMF-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 40' from property line (PL) or
65' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' from PL Special Conditions includes rear exterior
 Maximum Height 36' walls at study
 CENSUS TRACT 4 TRAFFIC ZONE 34

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 Richard F. Dewey Date 10 Aug 1, 1994
 Department Approval Tommi Edwards Date 8/2/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Miller Fowler Date 8-2-94
no change S/F use

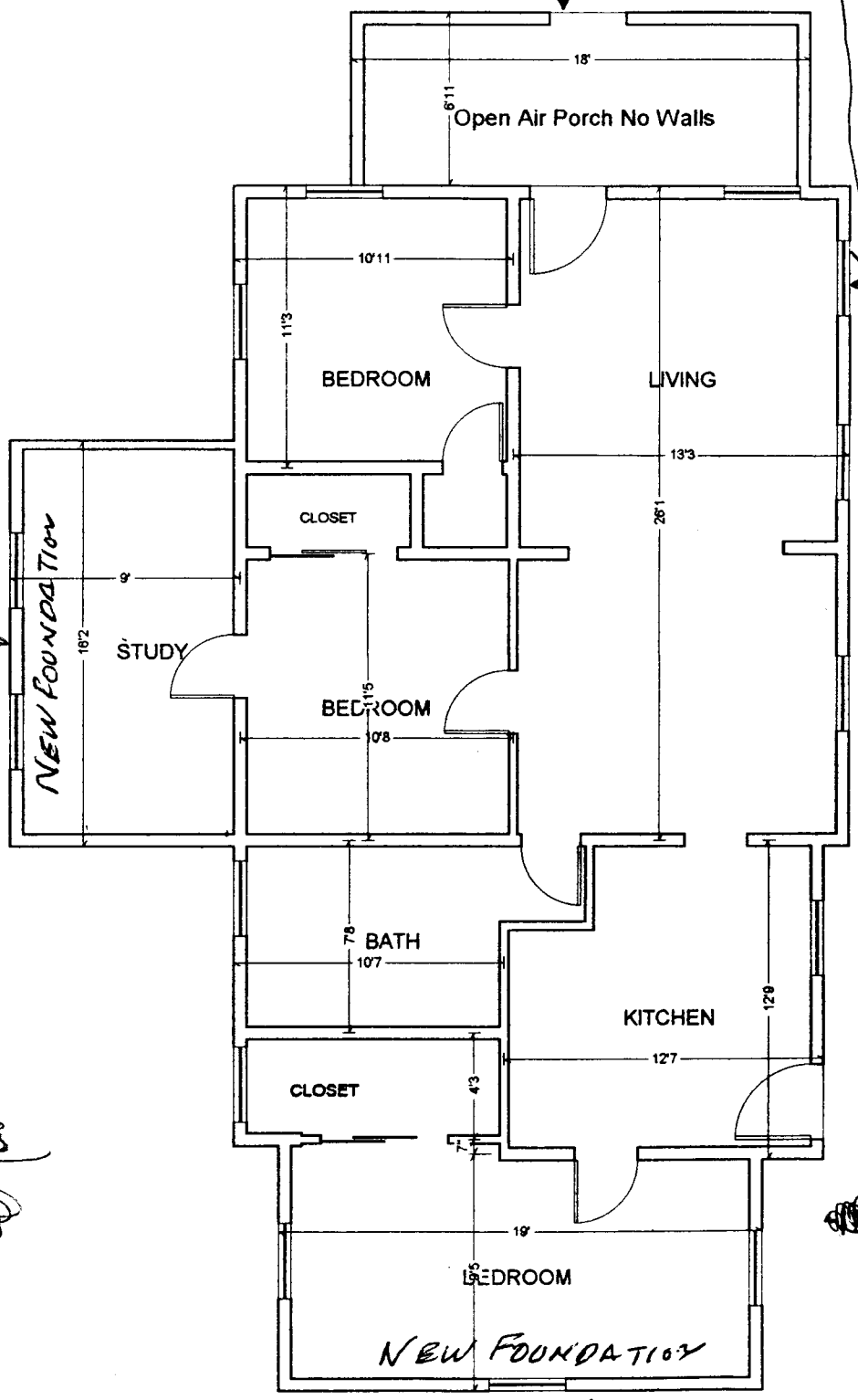
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

FRONT

1223 N 7TH New Plan

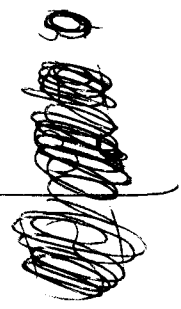
41' 13'



← 55' →

ACCEPTED *Janice S/c/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.



LIVING AREA 36
1240 sq ft

R. F. DEWEY

NTS