

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. 48670

### PLANNING CLEARANCE

3016-1230-01-3

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2055 N 7th St. TAX SCHEDULE NO. 2945-111-05-001  
 SUBDIVISION Bookcliff Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 558  
 FILING 2945-111-05-001 TAX ID# ~~BLK~~ 20 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1719  
 (1) OWNER V KAY VROMAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2055 N 7th St. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 243 0742 USE OF EXISTING BLDGS Res & 6x8 Storage shed  
 (2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS \_\_\_\_\_ Construction 24x24 Garage on mono slab  
 (2) TELEPHONE \_\_\_\_\_

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-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 65' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 5 TRAFFIC ZONE 27

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 X Selma Kay Vroman Date X 5-16-94  
 Department Approval Bonnie Edwards Date 5/18/94

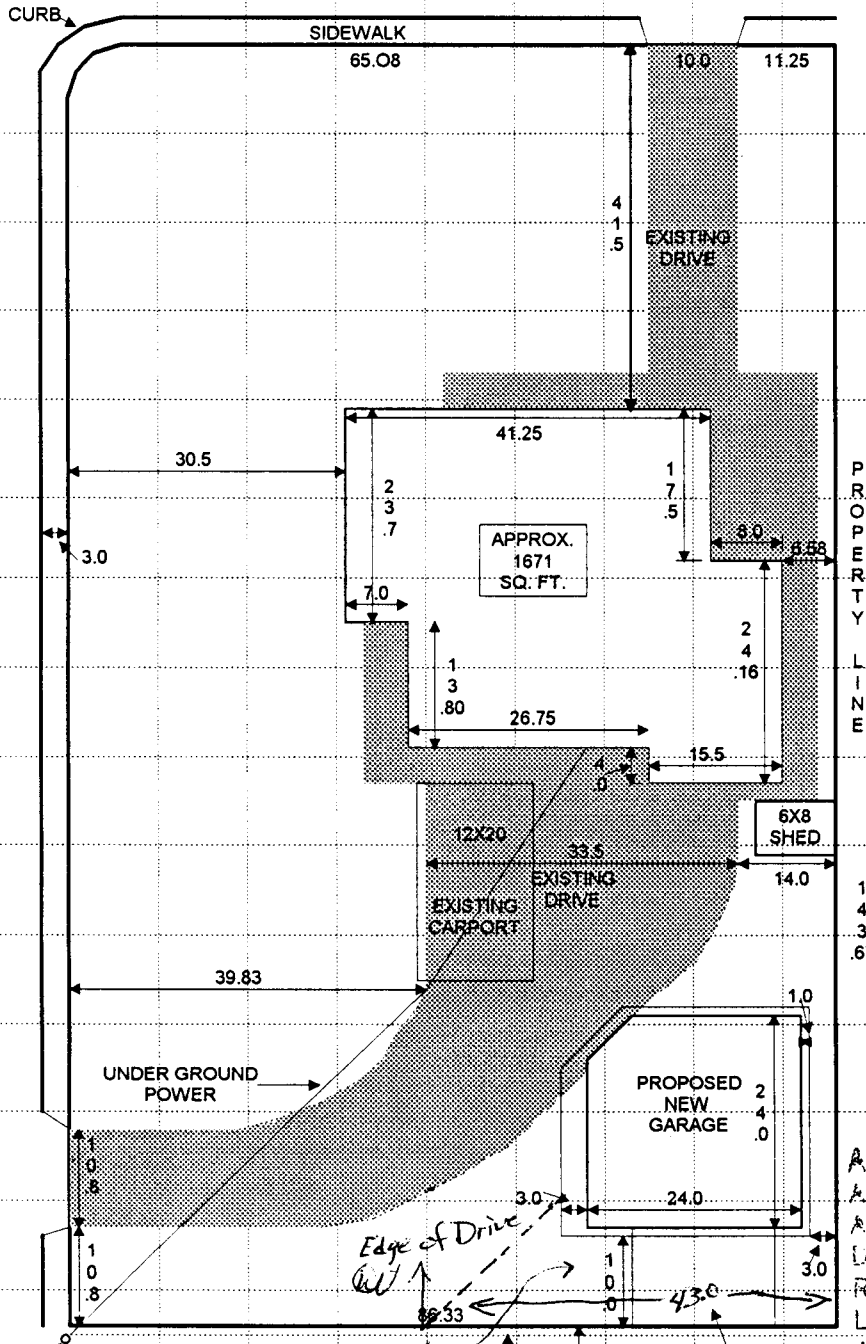
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Mellie Fowler Date 5-18-94

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)

7TH STREET

STORM SEWER  
WATER MAIN



WALNUT AVE

PROPERTY LINE

14.367

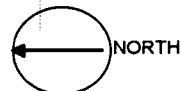
ACCEPTED *DR Edwards 5/18/94*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

UTILITY POLE

ALLEY

OVERHEAD POWER  
GAS LINE  
SANITARYSEWER  
PROPERTY LINE

NEW ALLEY ACCESS



2055 N. 7TH STREET  
 BLOCK 20  
 LOT 8  
 PARCEL # 2945-111-05-001  
 V. KAY VROMAN

SCALE  
1=10.0'