

FEE \$ 5.00

BLDG PERMIT NO. 29585

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3010 N 14<sup>th</sup> TAX SCHEDULE NO. 294501306005

SUBDIVISION Fairmont North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 340

FILING \_\_\_\_\_ BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1275

(1) OWNER Cathy Ann Rover Maucheri NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3010 N 14<sup>th</sup> (PJ) Co.

(1) TELEPHONE 256-9351 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS home

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE SAME 17x20' addition used as living room

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 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

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 Cathy Ann Rover Maucheri Date 8-17-94

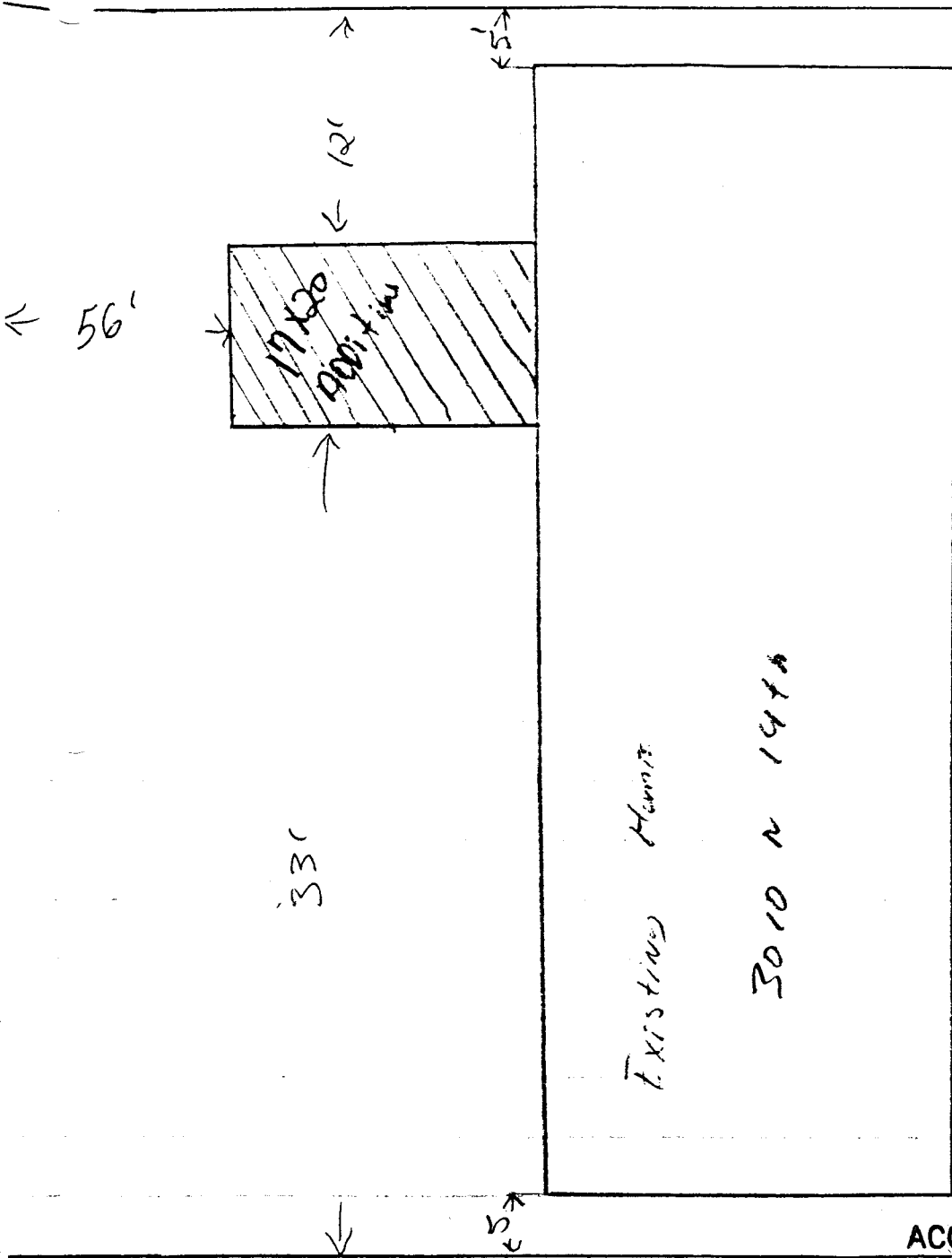
Department Approval Marcia Peltz Date 8-17-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3022-6330-02-2

Utility Accounting Chick Hansen Date 8-17-94

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)



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ACCEPTED MP 8-17-94  
 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.