

FEE \$ N/C

BLDG PERMIT NO. 48862

PLANNING CLEARANCE

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

Replacing of 5/31/94 P.C.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2740 N. 15th TAX SCHEDULE NO. 2945-013-00-063
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400 #
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER NANCY KISSNER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 336 Main St.
 (1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TOUCHSTONE Homes USE OF EXISTING BLDGS new residence
 (2) ADDRESS 336 MAIN ST. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-2801

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 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 Parking Req'mt _____
 Special Conditions Replaces previous P.C. - See Revised Site Plan
 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).

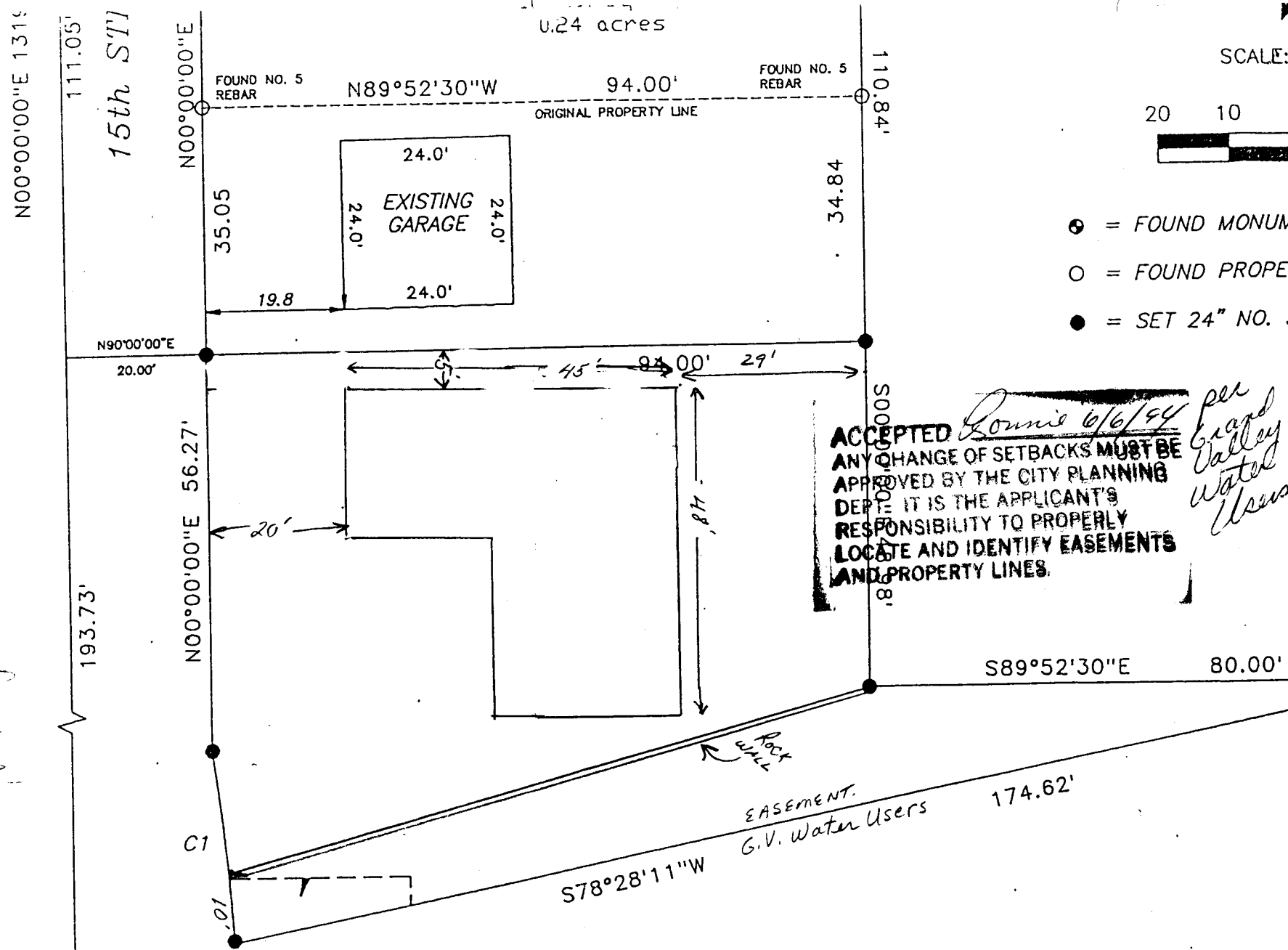
Applicant Signature [Signature] Date 6-6-94
 Department Approval [Signature] Date 6-6-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7600
 Utility Accounting Mellie Fowler Date 6-6-94
and signing because of site plan change

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

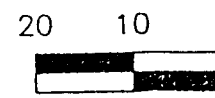
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Revised
Site Plan
10/16/94*



0.24 acres

SCALE:



- = FOUND MONUMENT
- = FOUND PROPERTY LINE
- = SET 24" NO. 5

ACCEPTED *Donnie 6/6/94* per Grand Valley Water Users
 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.

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	323.56'	27.94'	27.93'	N05°57'