

FEE \$ 5.00

BLDG PERMIT NO 48739

PLANNING CLEARANCE

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

244-1430
✓

22-2390-12-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 405 N 18th St TAX SCHEDULE NO. 2945-132-17-013

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1100

(1) OWNER Doug + Mary Severinsen NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 405 N 18th St

(1) TELEPHONE 243-2245 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: garage

(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-8 Maximum coverage of lot by structures 45%

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

Side 3' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 38

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 Doug Severinsen Date 5-27-94

Department Approval Maria Pety Date 5-27-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Gregg Skofen Date 5/26/94

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)

GRAND AVENUE

