

FEE \$ 10.00

BLDG PERMIT NO. 50718

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 632 H. 18TH TAX SCHEDULE NO. 2945-132-02-009
 SUBDIVISION GREENWOOD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1184
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER JARIS GREENWOOD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2237 1st St
 (1) TELEPHONE 242-7001 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BOOKCUFF BUILDERS, LTD USE OF EXISTING BLDGS None
G.S.G.
 (2) ADDRESS 316 Cedar St 81503 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-2212 New Single Family Residence

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 R2SF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20 from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5 from PL Rear 15 from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 38

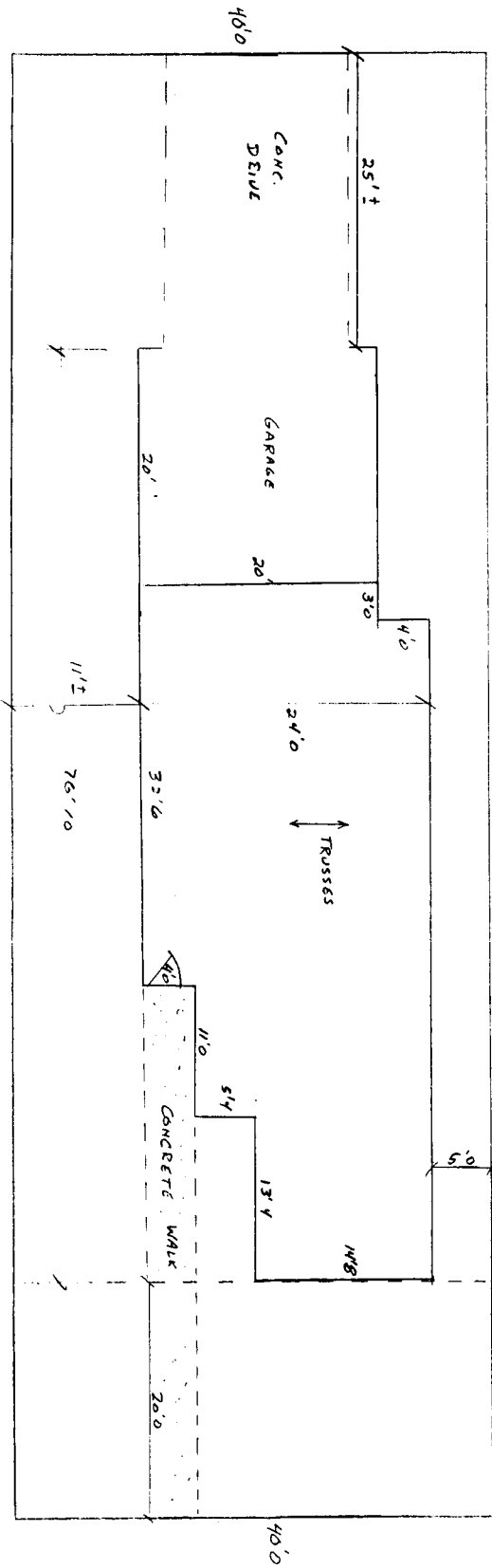
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 12-2-94
 Department Approval [Signature] Date 12/16/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8014 S/F
 Utility Accounting Mellie Fowler Date 12-16-94

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)



18TH STREET

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ACCEPTED KKA 12/16/94
 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.