

FEE \$ 500

BLDG PERMIT NO. 19039

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1721 N 18th St TAX SCHEDULE NO. 2945-23-26-005
 SUBDIVISION Elmwood Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION 36 X 22
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 24 X 12
 (1) OWNER Trent A Trunkler NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1721 N 18th St
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Alvin D Trunkler USE OF EXISTING BLDGS Garage
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Addition to Garage

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't _____
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT _____ TRAFFIC ZONE _____

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 6-23-94
 Department Approval [Signature] Date 6-23-94

Additional water and/or sewer tap fee(s) are required: YES _____ NOX _____ W/O No. 3007-0450-047
 Utility Accounting [Signature] Date 6-23-94

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)

2945-123-26-005

DESCRIPTION

LOT 5 IN BLOCK 4 OF
ELMWOOD PLAZA, according to the Refiling Plat thereof.
MESA COUNTY, COLORADO

ABSTRACT TITLE 893834

1421 N 18th ST

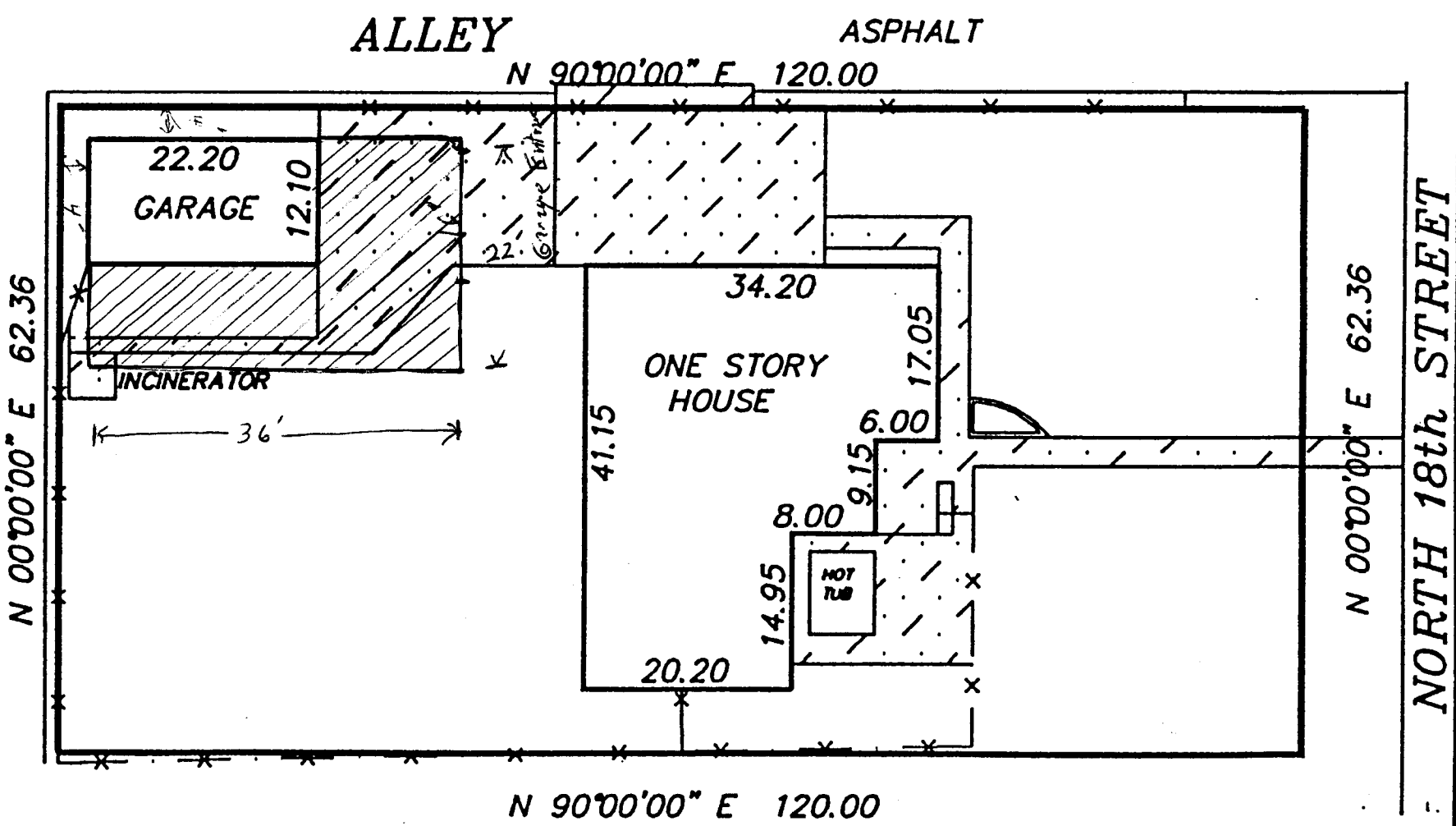
Trent A Trinklein
Amy L Trinklein

Rose (K.P.) 6/23/94

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



ASPHALT ALLEY



7440 \$
max-3345 \$

1120
1792
1912
psf