

FEE \$ 5.00

BLDG PERMIT NO. 49407

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

30'D-0010-10-4



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1630 N. 19th St. TAX SCHEDULE NO. 2945-124-14-003
 SUBDIVISION Del Mar Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400
 FILING _____ BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 600
 (1) OWNER Naomi Gunn Ward NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1630 N. 19th St
 (1) TELEPHONE 245-0249 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Living
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ Addition - Living

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 6 TRAFFIC ZONE 31

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).

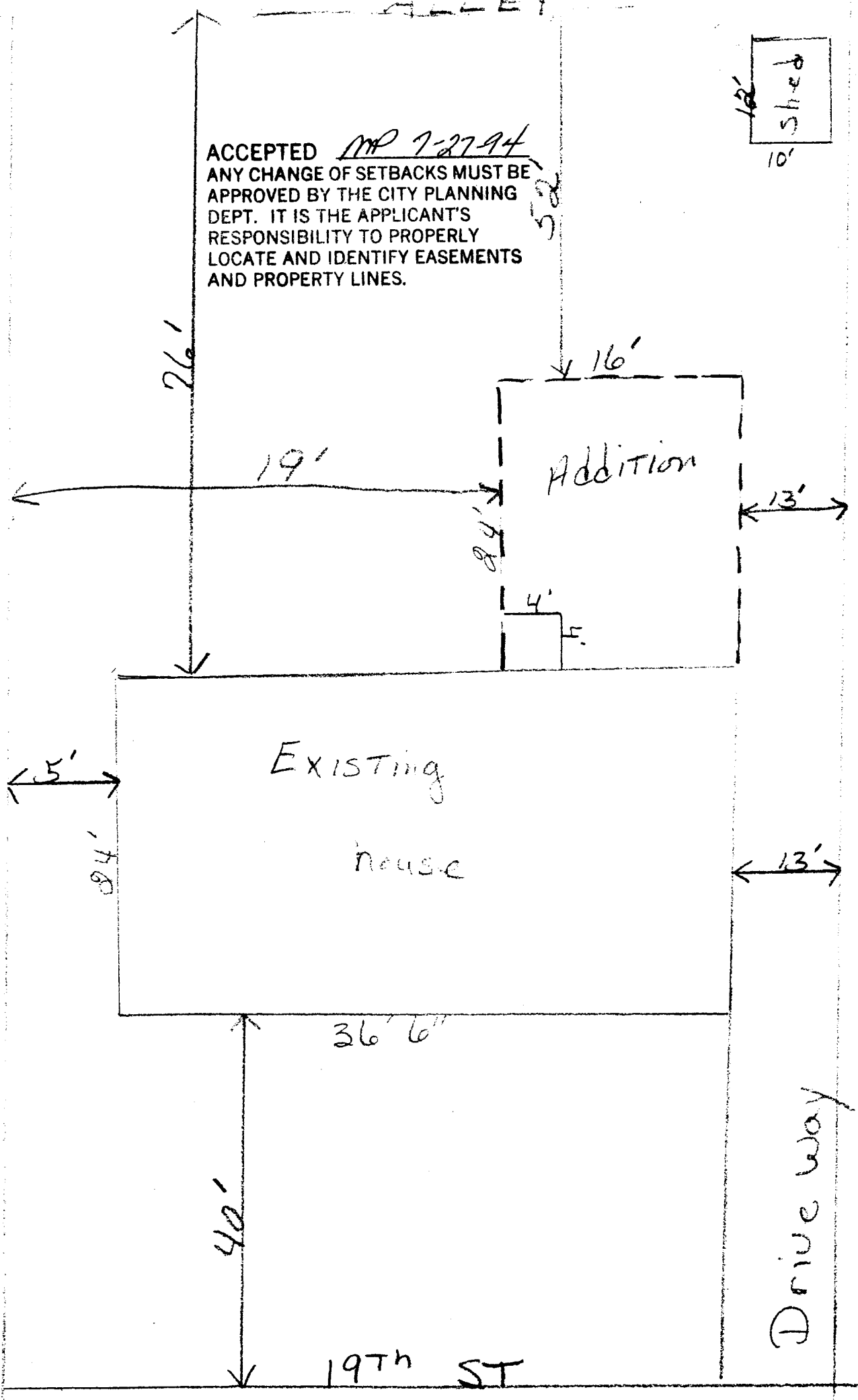
Applicant Signature Naomi Ward Date 7-27-94
 Department Approval Marcia Pitz Date 7-27-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 7-27-94

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)

Lot 10 Block I Del Mar Park North



ACCEPTED MP 7-27-94
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.

16' shed
10'