

FEE \$ 500

BLDG PERMIT NO. 48929

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

09-2170-03-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1530 N 20th TAX SCHEDULE NO. 2945-124-13-007
 SUBDIVISION Del Mar Park Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 66 SF
 FILING — BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER WAYNE GEPFORD NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1530 N. 20th
 (1) TELEPHONE 242 1927 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT DURA SYSTEMS USE OF EXISTING BLDGS Residence
 (2) ADDRESS 269 Village Ln DESCRIPTION OF WORK AND INTENDED USE: 6 x 11 Utility Room Addition
 (2) TELEPHONE 245-6898

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 —
 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 William Tiefenbach Date 10 June 94
 Department Approval Bonnie Edwards Date 6-10-94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 6-13-94

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)

20 TH ST

ACCEPTED *Ronnie Edwards*
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.

