

FEE \$ 10⁰⁰

BLDG PERMIT NO. 49370

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 746 23 1/2 Rd. TAX SCHEDULE NO. 2701-32701-037

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 103 #

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

(1) OWNER La Roche Ent, Ltd. NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 3228 Front Street NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 434-7908 USE OF EXISTING BLDGS _____

(2) APPLICANT Lee Courtney DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS same 9' x 12' building addition

(2) TELEPHONE same

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 C-2 Maximum coverage of lot by structures _____

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

Side 0 from PL Rear 0 from PL Special Conditions No more building permits on this site until Site Plan Review approval.

Maximum Height 40 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 Lee Courtney Date 7/25-94

Department Approval Tom Dixon Date 25 July 1994

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

Utility Accounting Mellie Fowler Date 7-25-94

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)