

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50283

### PLANNING CLEARANCE

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

3006-1860-03-4

THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 1401 23rd TAX SCHEDULE NO. 2945-124-19-009  
 SUBDIVISION Acadia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 672  
 FILING \_\_\_\_\_ BLK 1 LOT 24 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER FRANK WHITE NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 1401 N 23<sup>rd</sup> C.S.Co. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT FRANK WHITE USE OF EXISTING BLDGS HOME  
 (2) ADDRESS 1401 N 23<sup>rd</sup> C.S.Co. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-9738 BUILD 2 CAR 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 R5F-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL Rear 3' from PL Special Conditions \_\_\_\_\_  
*Access* *Access*  
 Maximum Height \_\_\_\_\_ 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).

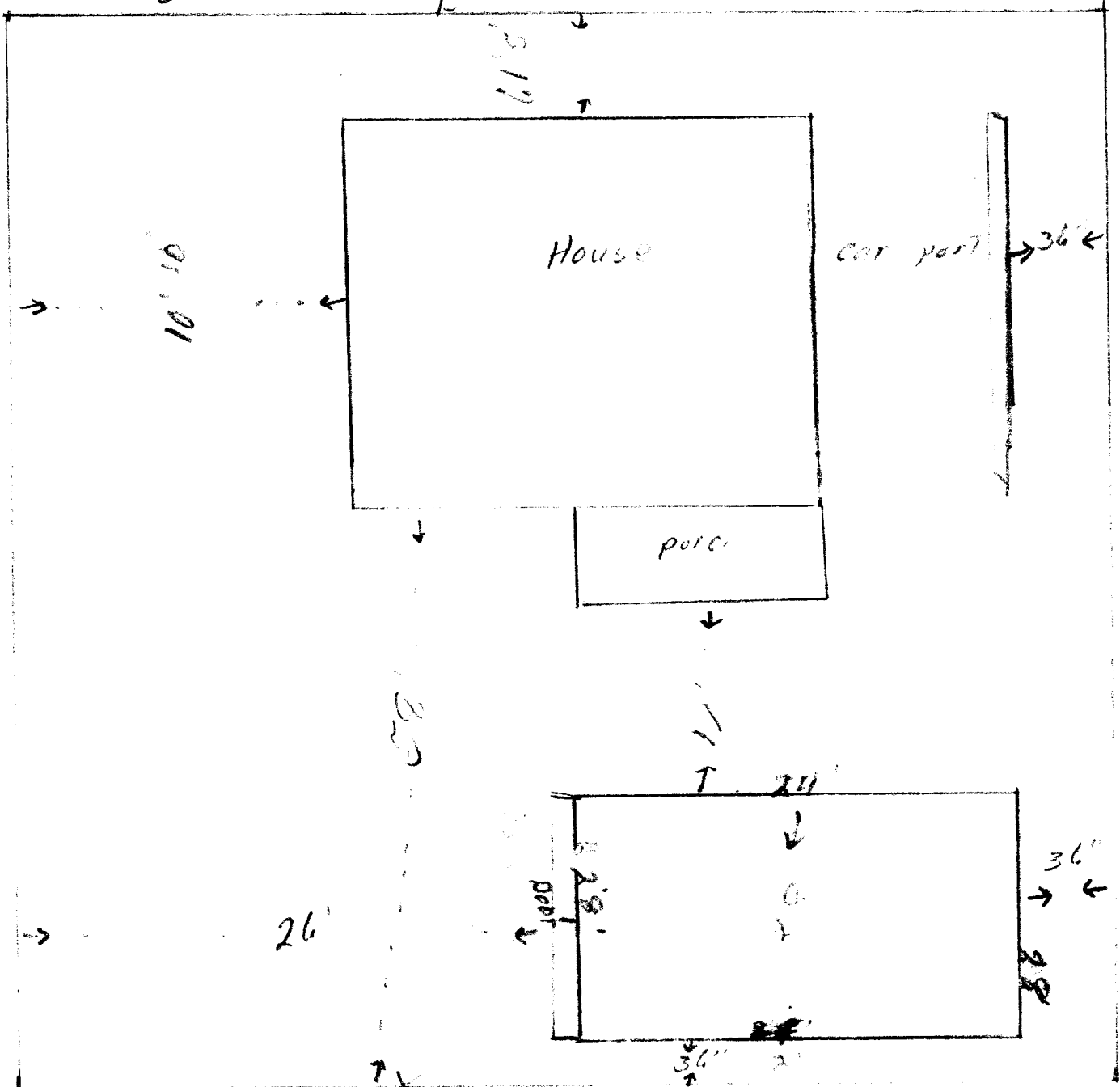
Applicant Signature Frank White Date 10/13/94  
 Department Approval Marcia Paly Date 10-18-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 10/18/94

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)

Front w.H. To  
lot N. 23 8d  
Grand 3rd Cole



ACCEPTED MP 10-18-94  
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.