

FEE \$ 5.00

BLDG PERMIT NO. 99155

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 435 N. 24th St. TAX SCHEDULE NO. 2945-131-14-012

SUBDIVISION Gardens SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96 sq. FT.

FILING _____ BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 1158 sq. FT

(1) OWNER Jack L. Rice NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 435 N 24th ST

(1) TELEPHONE 245-1165 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Jack L. Rice USE OF EXISTING BLDGS Dwelling

(2) ADDRESS 435 N 24th ST DESCRIPTION OF WORK AND INTENDED USE: add a

(2) TELEPHONE 245-1165 porch to single family Dwelling

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 _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 5' from PL Rear 15' from PL

Special Conditions _____

Maximum Height 35'

CENSUS TRACT 7 TRAFFIC ZONE 38

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 Jack L. Rice Date 7-5-94

Department Approval Marcia Putz Date 7-5-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2001-2110-09-2

Utility Accounting Richardson Date July 5, 1994

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)

1515

22 3/4 FT

247

17 FT

Patio
387

17 FT

417

9 1/4 FT

7 3/4 FT

28 3/4

House
1158

28 1/4

474

5 FT

11 1/4 FT

125 FT

4 FT

31 FT

24 FT

22 FT

Garage
435

5 FT

22 FT

19 3/4 FT

Lot
1232

ACCEPTED
MP 7-5-94
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.

Side

Walk

← 60 FT →

24th Street