

FEE \$ 5.00

BLDG PERMIT NO. 49590

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1515 N 25th TAX SCHEDULE NO. 2945-124-09-025
 SUBDIVISION Wilcox & Bixby SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Tony Garcia NO. OF DWELLING UNITS
 BEFORE: one AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 3524 E. Kansas
 NO. OF BLDGS ON PARCEL
 BEFORE: one AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS no
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: car port
 (2) TELEPHONE _____

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 R.S.F.-8 Maximum coverage of lot by structures _____
 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 _____ CENSUS TRACT 6 TRAFFIC ZONE 31

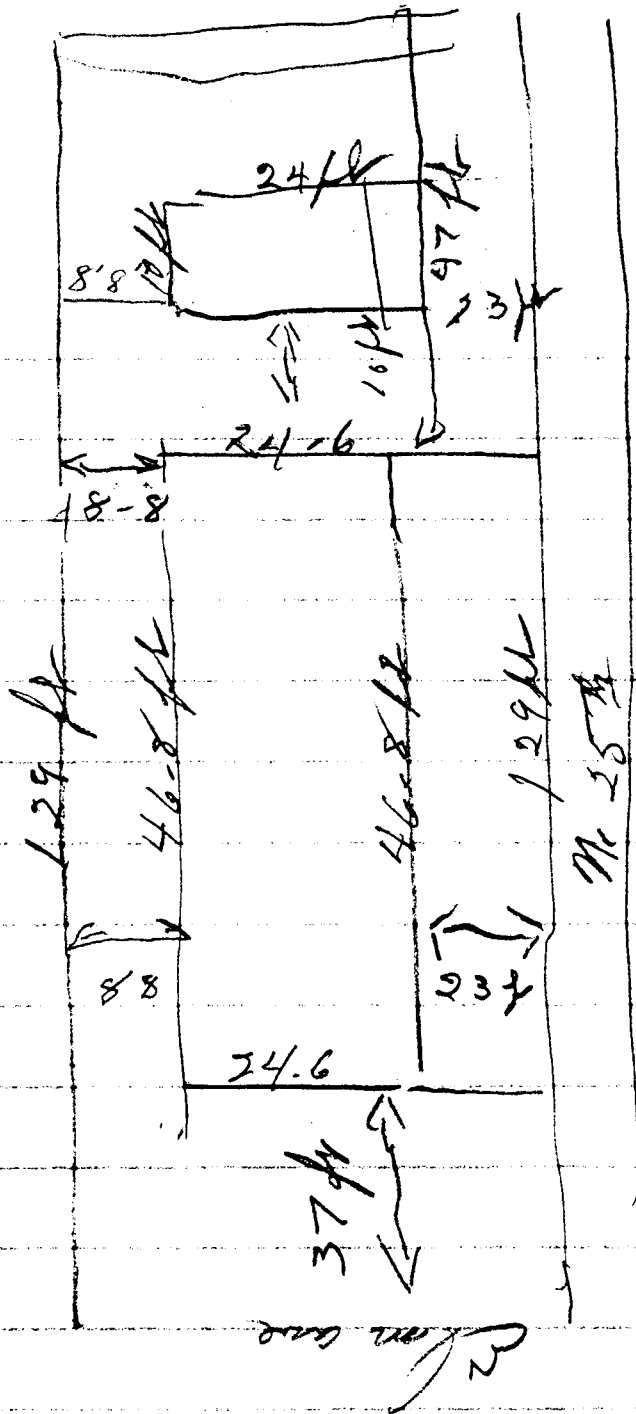
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Tony Garcia Date 8-17-94
 Department Approval Marcia Pitzer Date 8-17-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X WIO No. 309-1080-02-5
 Utility Accounting CR Anderson Date 8-17-94

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)



ACCEPTED *MC 8-17-94*
 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.