

FEE \$

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BLDG PERMIT NO.

30205

PLANNING CLEARANCE

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

10/15/94

3021-8770-029

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 752 20 1/2 RD TAX SCHEDULE NO. 2701-351-03-002

SUBDIVISION Tierra del Vista Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING --- BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 2800

(1) OWNER JOHN F OZANICH NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 752 20 1/2 RD

(1) TELEPHONE 245 3867 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same

USE OF EXISTING BLDGS Single Family dwlg.

(2) ADDRESS Same

DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE Same

CLOSE IN COVERED PATIO / UPGRADE / REPAIR

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-2

Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 15' from PL Rear 30' from PL

Special Conditions _____

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 17

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 John F Ozanich Date 10/20/94

Department Approval Ronnie Edwards Date 10/20/94

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

Utility Accounting Millie Fowler Date 10-20-94

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)

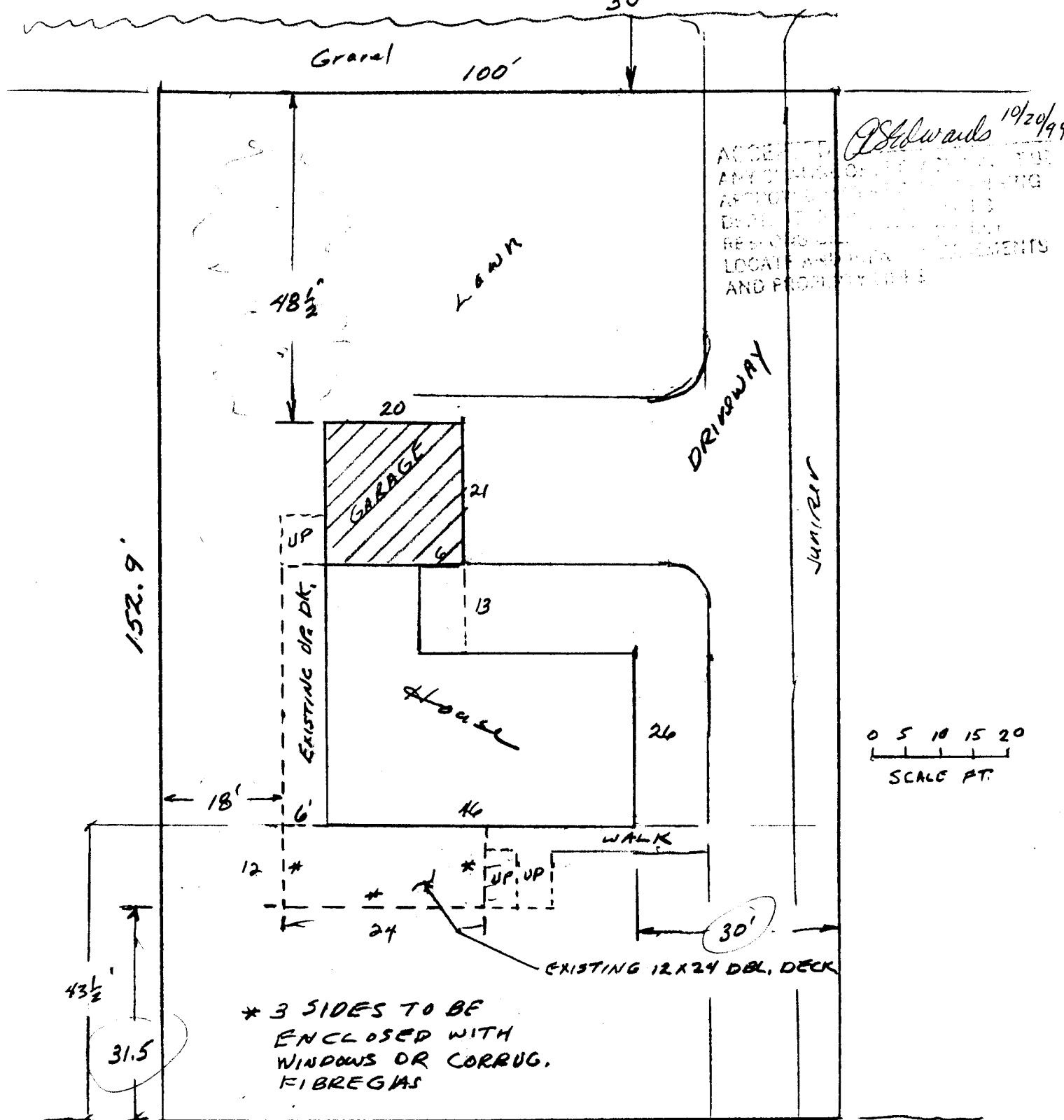
JOHN F. OZANICH
752 26 1/2 RD

TERRA DEL VISTA SUB.

26 1/2 RD

BLK 1 LOT 2

TAX # 2701-354-03-002



Stedwards 10/20/94
ACCE... AME... RE... DE... RES... LOC... AND PRO...

0 5 10 15 20
SCALE FT.

DFTSM: J. Ozanich
10-19-94

25' TO Q OF TULIP