

FEE \$ N/C

LDG PERMIT NO. 48648

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

22.0 x 22.0
a shed garage
stab here - existing

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 312 1/2 27 3/4 RD

TAX SCHEDULE NO. 2945273-10-002

SUBDIVISION OLSON

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~300~~ (NO ADDITION)

FILING BLK - LOT -

SQ. FT. OF EXISTING BLDG(S) 1300 SF

(1) OWNER LLOYD RODRIGUEZ

NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 312 1/2 27 3/4 RD

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE NONE

USE OF EXISTING BLDGS ✓

(2) APPLICANT LLOYD RODRIGUEZ

DESCRIPTION OF WORK AND INTENDED USE: Sheet rock
CLEAN old floor some painting, Stain on
EXISTING SLAB - IN EXISTING HOUSE.

(2) ADDRESS 312 1/2 27 3/4 RD

(2) TELEPHONE 241-2026 (DAD)

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 45' from center of ROW, whichever is greater

Parking Req'mt INTERIOR

Side 5' from PL Rear 15' from PL

Special Conditions Remodel only

Maximum Height 32'

CENSUS TRACT 13 TRAFFIC ZONE 80

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 [Signature] Date 5-18-94

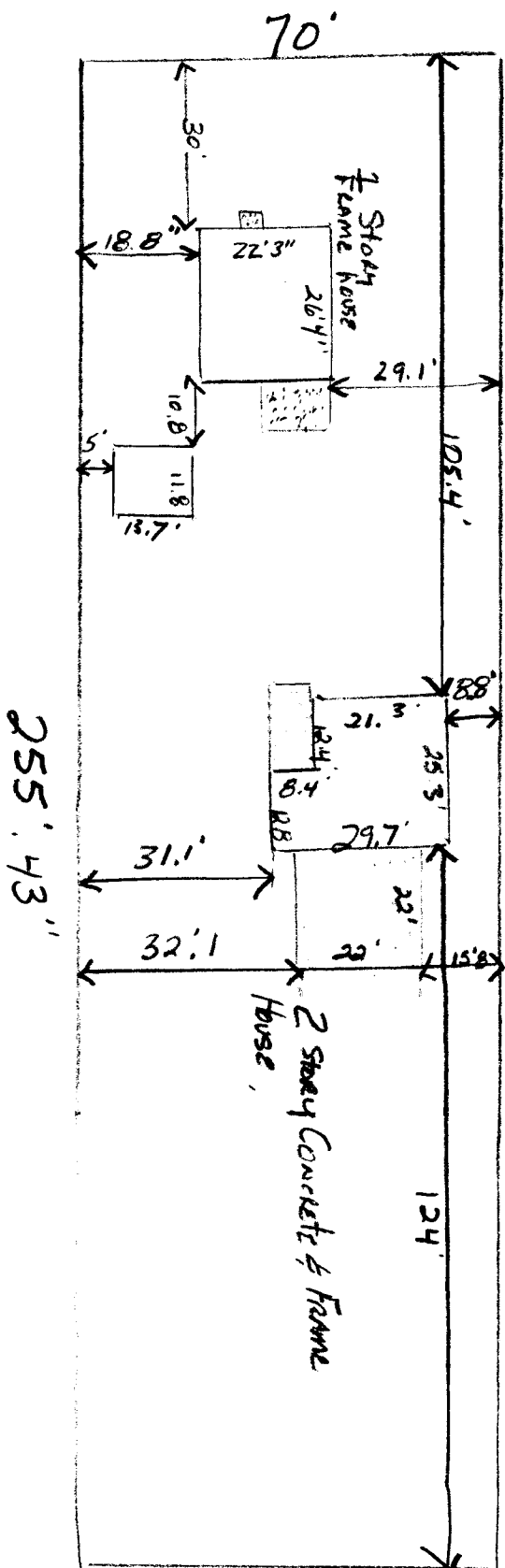
Department Approval Bonnie Edwards Date 5-18-94

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

Utility Accounting [Signature] Date 5/18/94

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)



Site Plan
 312 1/2 27 3/8 RD

ACCEPTED *RSE-8*
Sonni Edwards
 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.
 5/18/94