

FEE \$ N/C

BLDG PERMIT NO. 49077

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

46-0180-02-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2762 B 1/2 Rd TAX SCHEDULE NO. 2945-251-03-001

SUBDIVISION TOWNS SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6 X 10

FILING --- BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1,500 sq m² Room

(1) OWNER TIM DECROW NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2762 B 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-9237 USE OF EXISTING BLDGS RES

(2) APPLICANT MERV HEINECKE DESCRIPTION OF WORK AND INTENDED USE: 6 X 10 m² Room - UP GRADE

(2) ADDRESS 571 PEACHWOOD ELEC + PLUMB

(2) TELEPHONE 434-4898

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 45%

SETBACKS: Front 40' from property line (PL) or 65' from center of ROW, whichever is greater

Parking Req'mt N/A

Side 5' from PL Rear 15' from PL

Special Conditions INTERIOR remodel only

Maximum Height 32'

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 [Signature] Date 6-20-94

Department Approval [Signature] Date 6-20-94

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

Utility Accounting [Signature] Date 6-20-94

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)