

FEE \$ 5.00

BLDG PERMIT NO. 49530

PLANNING CLEARANCE

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

30 2-1980-02-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1316 Balsam ST TAX SCHEDULE NO. 2945-104-16-008
 SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 256 sq ft
 FILING _____ BLK 7 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1,080 sq ft
 (1) OWNER Richard E Wait NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1316 Balsam st
 (1) TELEPHONE 245-0342 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Residence
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE same Addition to home - Adding to Kitchen
NO CHANGE in S/F use

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 EMF-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 36' CENSUS TRACT 4 TRAFFIC ZONE 10

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 Richard E Wait Date 8-10-94

Department Approval Marcia Pety Date 8-10-94

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

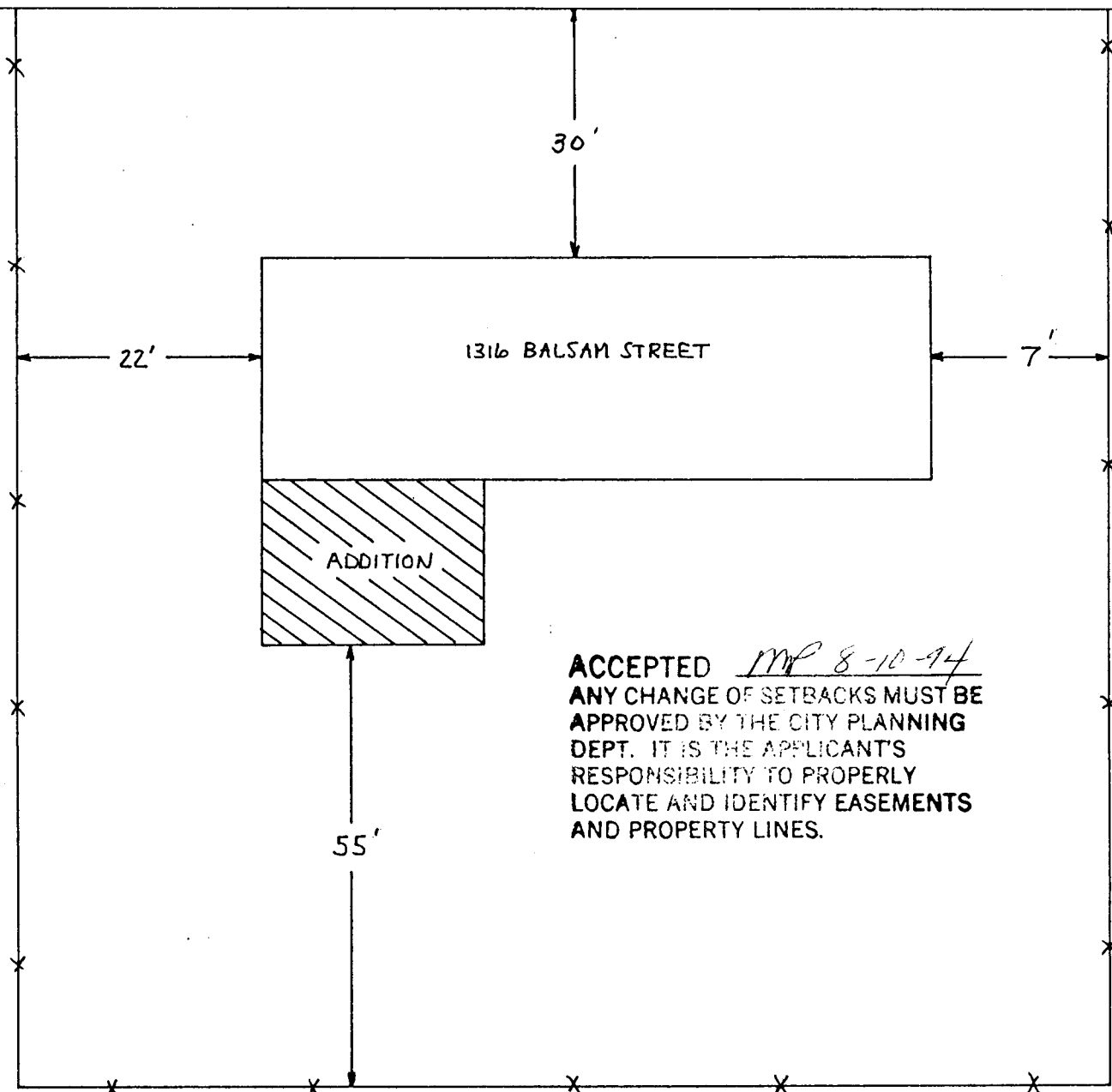
Utility Accounting Miller Fowler Date 8-10-94

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)

BALSAM STREET

SIDEWALK



ACCEPTED *MP 8-10-94*
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.