

FEE \$ 5.00

BLDG PERMIT NO. 48789

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2671 Catalina Dr. TAX SCHEDULE NO. 2701 26416 014
 SUBDIVISION PAR Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 126
 FILING 5 BLK 17 LOT 12 SQ. FT. OF EXISTING BLDG(S) 1850
 (1) OWNER JOHN R MOGLIA NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2671 CATALINA DR
 (1) TELEPHONE 241-4983 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT JOHN R MOGLIA USE OF EXISTING BLDGS DWELLING - GARAGE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ PORCH.

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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 R. Moglia Date 5/25/94
 Department Approval Marcia Pitz Date 5-25-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3023-2070-02-6
 Utility Accounting [Signature] Date 5/25/94

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 R. MOGLIA
CARMEN T. MOGLIA
2671 CATALINA DR.
GRAND JUNCTION, CO 81508

ACCEPTED MR 5-25-74
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.

