

FEE \$ N/C

BLDG PERMIT NO. 49687

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

4 76-1265-027 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2757 Cheyenne Dr TAX SCHEDULE NO. 2945-244-09-001
 SUBDIVISION Kelley Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~750~~
 FILING _____ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Ernest Martin NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2757 Cheyenne Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9166 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Republic Garages DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2764 Compass Dr #208 Patio slab (only)
 (2) TELEPHONE 241-8182

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 25' from PL Rear 5' from PL Special Conditions Not to be covered at this time.
 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 J Murray Morris Date 8-29-94
 Department Approval Ronnie Edwards Date 8-29-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jacq Stager Date 8/29/94

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)