

FEE \$ N/C

BLDG PERMIT NO. 50722

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



3021-6480-02-7 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 661 E Child Dr TAX SCHEDULE NO. 2945 012 03 011

SUBDIVISION UNION SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
LOT 11 BLDG 02 BLD 437 and part of BLD 3

FILING BLK 1111 UNION SUB SQ. FT. OF EXISTING BLDG(S) 1300

(1) OWNER JANE TEMPLETON NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 661 E Child Dr

(1) TELEPHONE 243 8322 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MINNIE BOYLE USE OF EXISTING BLDGS Single Fam Res

(2) ADDRESS PO Box 2382 W 3.50r DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245 5309 re roof / interior sub. - adding & cabinets closet

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 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 7' from PL Rear 30' from PL

Special Conditions INTERIOR Remodel

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 21

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 12/22/94

Department Approval [Signature] Date 12/18/94

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

Utility Accounting [Signature] Date 12-8-94

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)