

FEE \$

BLDG PERMIT NO. 49890

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

10th 5-1680-147

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 645 W. COLORADO TAX SCHEDULE NO. 2945-15A-21-009

SUBDIVISION MOBLEY'S SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 sq. ft.

FILING _____ BLK 21 LOT 009 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Maria Julia Martinez NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 645 W. COLORADO

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT IRMA MARTINEZ USE OF EXISTING BLDGS Residence

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Detached garage/shop (no commercial use) Plumbing for sink only!

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 _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions No commercial

Maximum Height 32' use of shop (#147-94)

Plumbing for sink only.
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 Hector Martinez Date 1 sept 1994

Department Approval Tom Dixon Date 1 Sept 1994

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

Utility Accounting Millie Fowler Date 9-2-94

OK no change in S/F

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)