

FEE \$ — 0 —

BLDG PERMIT NO. 59353

4.22-0240-02-0

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1673 DOLORES ST TAX SCHEDULE NO. 29452309007

SUBDIVISION ORCHARD MESA HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 4 LOT 33-35 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MARLENE WILSON NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 1673 DOLORES ST

(1) TELEPHONE 242-1778 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT ANNETTE GURKIN USE OF EXISTING BLDGS _____

(2) ADDRESS 1673 DOLORES ST DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-1778 Septic to sewer - no bldg construction

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 RMF-16 Maximum coverage of lot by structures _____

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

Side _____ from PL Rear _____ from PL Special Conditions No building construction - septic to sewer only

Maximum Height _____ 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 Marlene Wilson Date 7-27-94

Department Approval Marcia Pate Date 7-27-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. PIF included in Sewer District charge

Utility Accounting Miller Jowle Date # 7-27-94

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)