

FEE \$ 500

BLDG PERMIT NO. 49582

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

1-0230-05-7

*[Handwritten mark]*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 486 Glen Rd TAX SCHEDULE NO. 2243-181-01-000

SUBDIVISION Dennis Sub-Division SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20436

FILING - BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1200

(1) OWNER Lesrea W. Rich NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 486 Glen Rd NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 303-241-4071 USE OF EXISTING BLDGS Res.

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Work Shop - Storage

(2) ADDRESS Same

(2) TELEPHONE Same

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 20' from property line (PL) or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height 32'

Parking Req'mt \_\_\_\_\_

Special Conditions 5' principal setback on two sides -

CENSUS TRACT 7 TRAFFIC ZONE 39

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 Lesrea W. Rich Date 7-28-94

Department Approval Connie Edwards *(KP)* Date 7-29-94

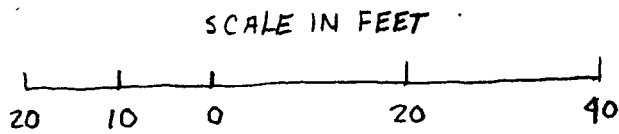
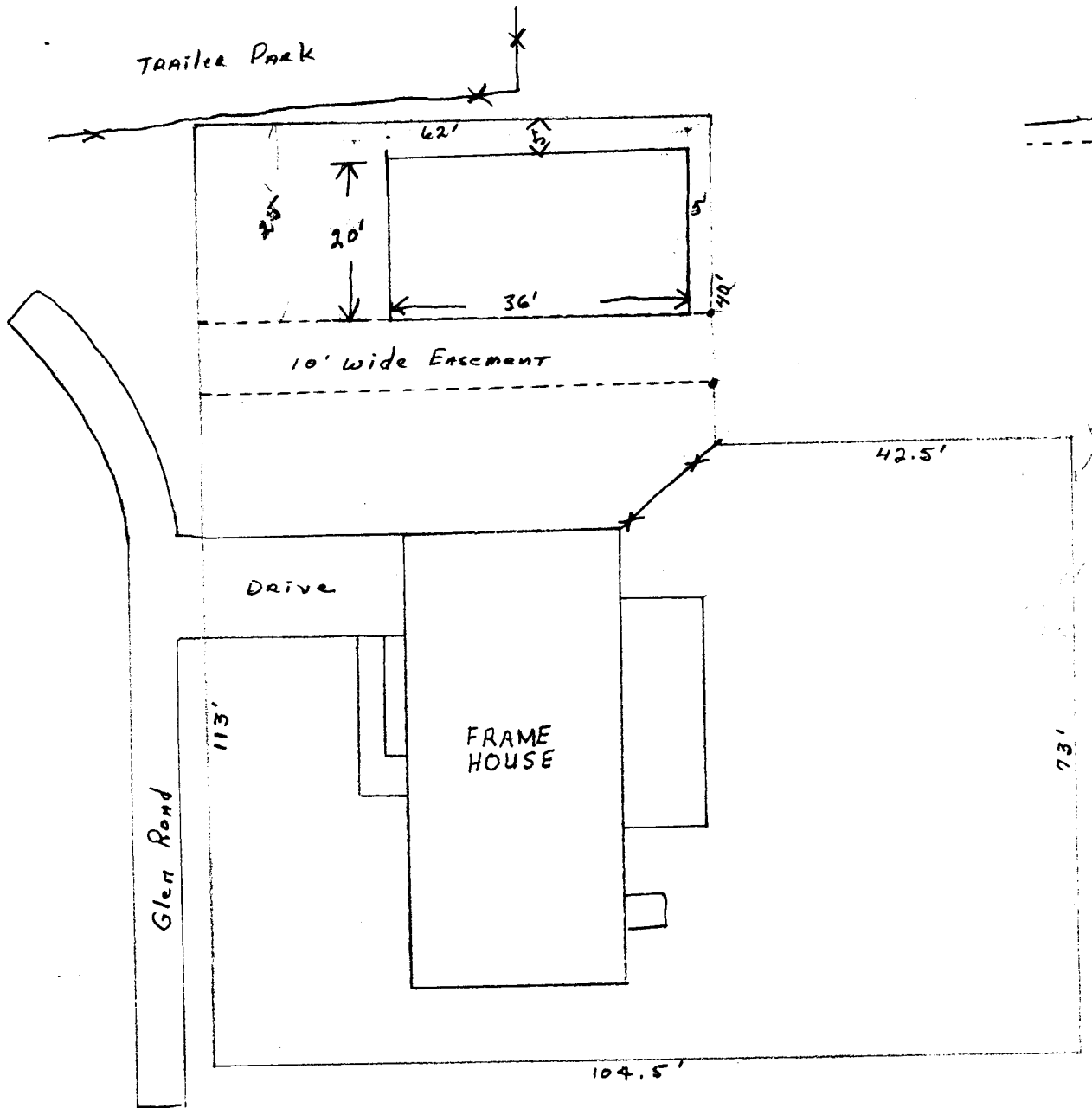
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A

Utility Accounting Miller Fowler Date 7-29-94

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)

ACCEPTED Ronni Edwards 7/29  
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.



DORRIS Sub-Division