

FEE \$ 5.00

BLDG PERMIT NO. 48480

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 748 Gelfmore Dr TAX SCHEDULE NO. 2701-363-06-001
 SUBDIVISION Fairway Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Constance Souflas NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 748 Gelfmore Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE Same Room for Storage under house

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 _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 1E

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 Chris P. Souflas Date 5/2/94
 Department Approval Kirsten L. Adreola Date 5/2/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Millie Fowler Date 5-2-94

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)