

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50033

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1445 Grand Ave TAX SCHEDULE NO. 2945-133-02-006  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 176 sq ft  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Roberta Keeler NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 1445 Grand Ave  
 (1) TELEPHONE 241-5244 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT Rodney Platts USE OF EXISTING BLDGS Single family residential  
 (2) ADDRESS P.O. Box 272 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE Naturita 81522 11' x 16' residential addition

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 35  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions \_\_\_\_\_  
 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 Rodney Platts Date 9-26-94  
 Department Approval Tom Dixon Date 9/26/94

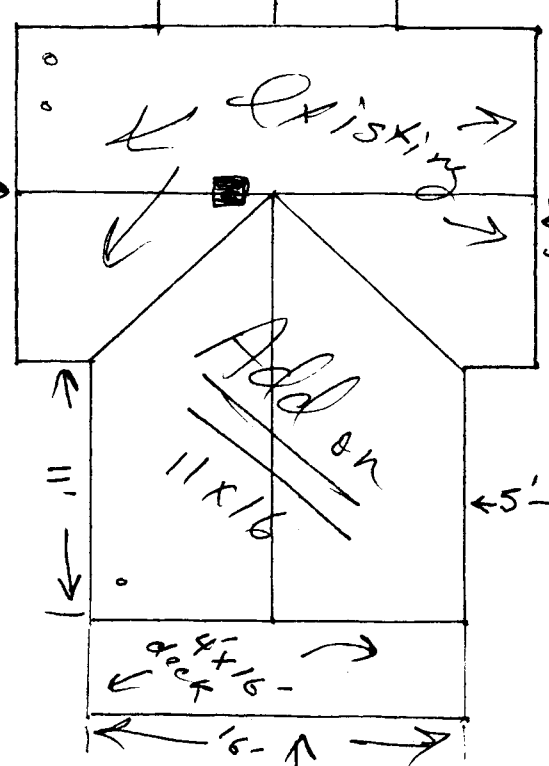
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting Jackie D. Berry Date 9/26/94

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)

50' GRAND  
FRONT

26' to fence



21' existing

Fence

ACCEPTED  
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.

125' Highest Ridge  
elevation above grade  
21' Fence

91' REAR

To House 90' To Rear Fence

1/4" = 2'

Robert K. Koster  
1445 Grand  
addition