

3021-6860-02-0

FEE \$ 1000

BLDG PERMIT NO. 50240

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 707 IVY PL TAX SCHEDULE NO. 2701-353-16-003

SUBDIVISION SUNSET TERRACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000'

FILING _____ BLK 5 LOT 5 SQ. FT. OF EXISTING BLDG(S) 2328'

(1) OWNER Wodele, Tom, Paula NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 707 IVY PL

(1) TELEPHONE 245-1129 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: REMOVE
EXISTING ADDITION + BUILD 2 STORY ADDITION
REMODEL KITCHEN + ADD SCREEN PORCH

(2) TELEPHONE _____

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 25%

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

Parking Req'mt _____

Side 7' from PL Rear 30' from PL

Special Conditions _____

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 17

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 Tom Wodele Date 10-20-94

Department Approval Donnie Edwards Date 10-21-94

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

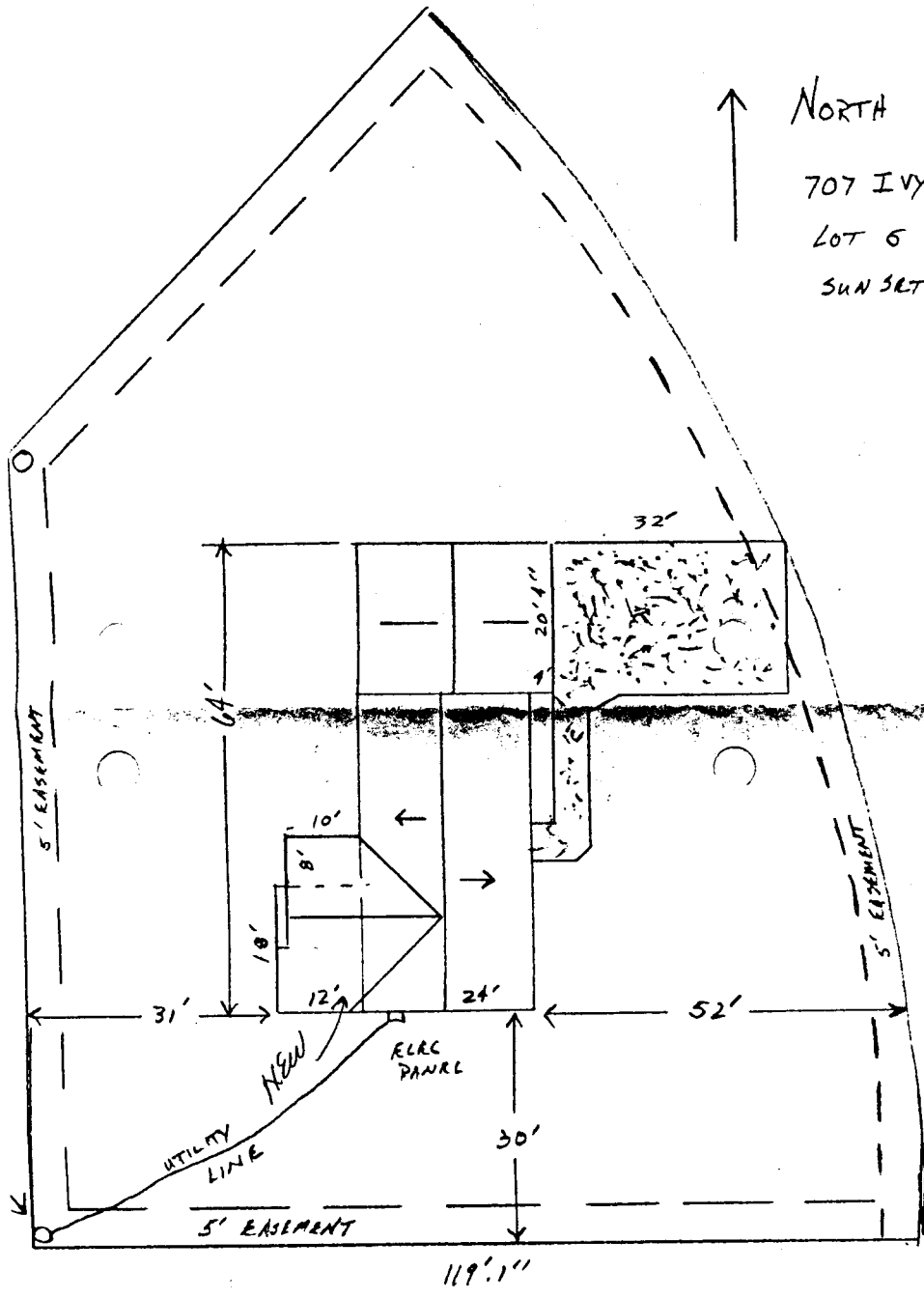
Utility Accounting Jackie S. Berry Date 10/21/94

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)

Wojcik

PROPOSED



NORTH

707 IVY PLACE
LOT 5 BLOCK 5
SUNSET TERRECE SUBDIVISION

ACCEPTED *R. Edwards* 10/21/94
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.

PLOT PLAN

EXISTING

