

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50025

PLANNING CLEARANCE

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

1P 500⁰⁰



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 109 W. Kennedy TAX SCHEDULE NO. 2945-104-16-006
 SUBDIVISION MONUMENT HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1818 sq ft
 FILING _____ BLK 7 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Same as Applicant NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Carl F Nelson NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS Single Family Unit
 (2) APPLICANT Carl F Nelson DESCRIPTION OF WORK AND INTENDED USE: Frame-
 (2) ADDRESS 436 Gummere Rd G.J. Single Family Dwelling
 (2) TELEPHONE 242-6008

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-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) or 65' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 36' CENSUS TRACT 4 TRAFFIC ZONE 10

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).

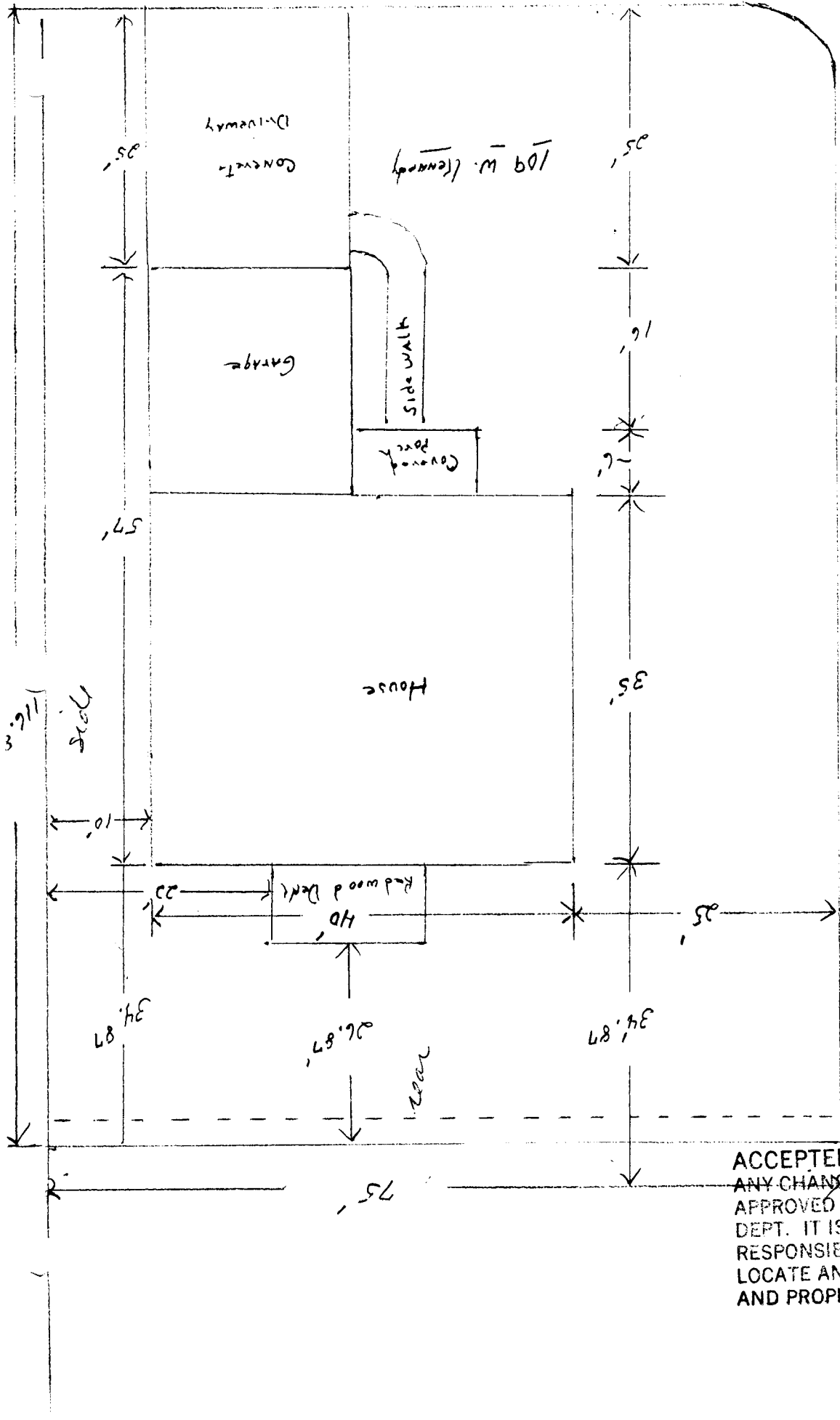
Applicant Signature Carl F Nelson Date 10/3/94
 Department Approval Donnie Edwards Date 10/3/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7879
 Utility Accounting [Signature] Date 10/3/94

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)

W - Kennedy Ave



N. First St.

ACCEPTED RB Edwards 10/3/94

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.