

FEE \$ 5.00

BLDG PERMIT NO. 49038

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 119 W Kennedy TAX SCHEDULE NO. 2945-104-16-005
 SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1465
 FILING BLK 7 LOT 5 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER Carl F Nelson NO. OF DWELLING UNITS
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 436 Gummere Rd. G.J.
 NO. OF BLDGS ON PARCEL
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6008
 (2) APPLICANT Carl F Nelson USE OF EXISTING BLDGS NONE
 (2) ADDRESS 436 Gummere Rd. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-6008 Const of New Single Family Home

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 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 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).

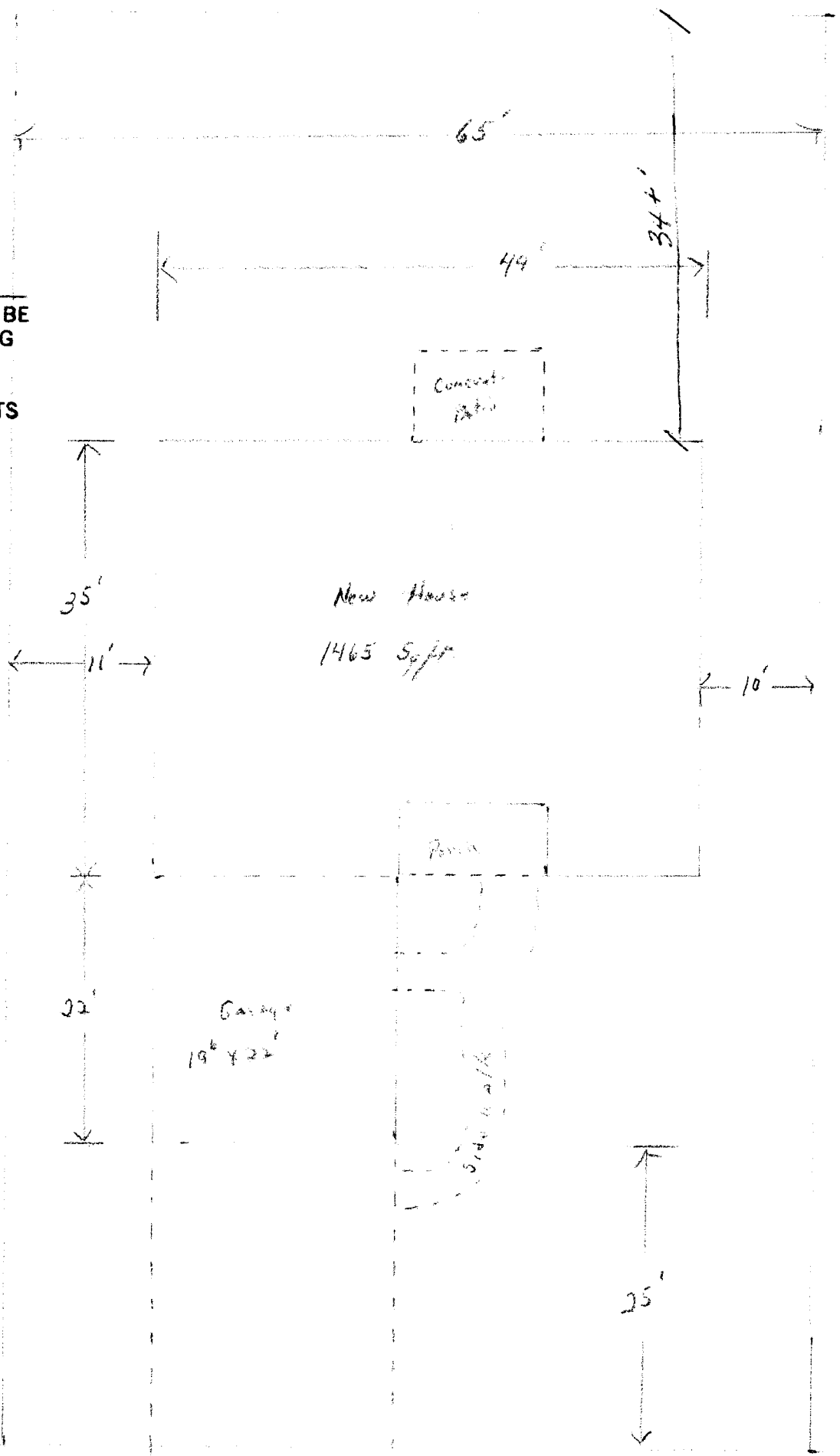
Applicant Signature Carl F Nelson Date 6/6/94
 Department Approval Marcia Potts Date 6-6-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7623
 Utility Accounting Millie Fowler Date 6-6-94

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 *APR 6-94*
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.



119 W Kennedy

Existing Sid with
Kennedy Ave.