

FEE \$ 5.00

BLDG PERMIT NO. 49911

PLANNING CLEARANCE

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

TCP \$500
1005-1880-09-3

UTILITIES (478 W LITE AV) THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 255 Lawrence TAX SCHEDULE NO. 2945-154-22-017

SUBDIVISION Mobley Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 sq ft.

FILING _____ BLK 10 LOT 1 SQ. FT. OF EXISTING BLDG(S) 926 sq ft.

(1) OWNER CHARLES + DONNA Roth NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 302 GUNNISON AV

(1) TELEPHONE 242-0578 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Alfredo J. Martinez USE OF EXISTING BLDGS HOUSES (LIVING)

(2) ADDRESS 478 W. COLO DESCRIPTION OF WORK AND INTENDED USE: MOVE house

(2) TELEPHONE 242-9645 on the add'l 1/2 acre of ground

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 KMF-64

Maximum coverage of lot by structures 60%

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

Parking Req'mt 2 space per unit

Side 10 from PL Rear 20 from PL

Special Conditions _____

Maximum Height 30ft

CENSUS TRACT 9 TRAFFIC ZONE 43

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 [Signature] Date 8-17-94

Department Approval [Signature] Date 9/19/94

Additional water and/or sewer tap-fee(s) are required: YES X NO _____ W/O No. S# 7844 PIF W# 7845

Utility Accounting [Signature] Date 9-19-94

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)

HG-61-6
 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.

