

FEE \$ 500

BLDG PERMIT NO. _____

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1550 MAIN TAX SCHEDULE NO. 2945-133-10-033 ?
 SUBDIVISION East Main St. Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK A LOT 17418 SQ. FT. OF EXISTING BLDG(S) 1100
 (1) OWNER Robert P. McCarry NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1550 MAIN
 (1) TELEPHONE 243 2239 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ add open carport

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-32 Maximum coverage of lot by structures 60%
 Acc. SETBACKS: Front 25' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 40

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).

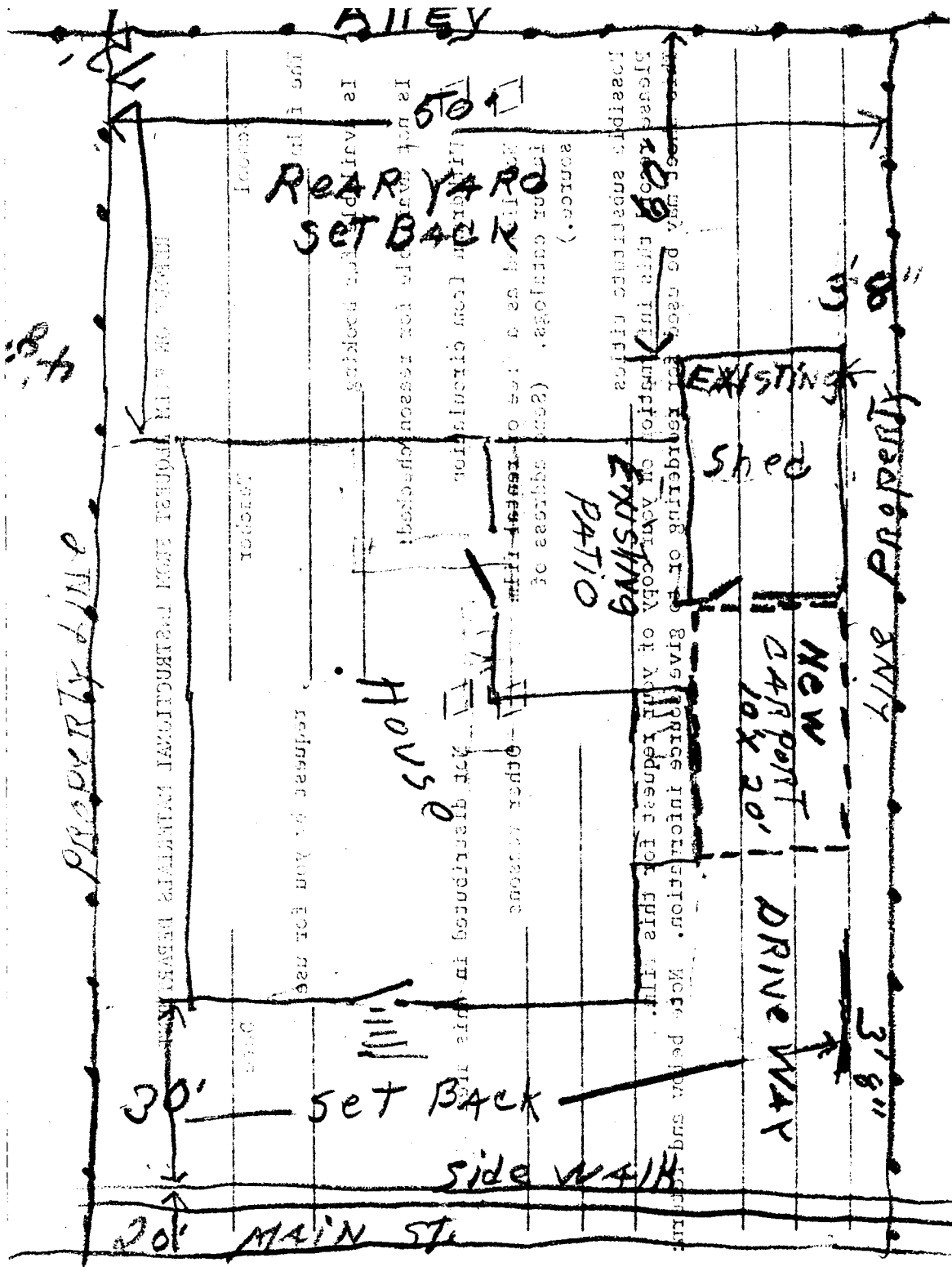
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert P. McCarry Date 7-25-94
 Department Approval Ronnie Edwards Date 7-25-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jandi Staze Date 7-25-94

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 *Ronald Edwards* 7/25/94
 1550 Main St.
 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.