

FEE \$ 5.00

BLDG PERMIT NO. 49545

### PLANNING CLEARANCE

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

3-1250-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2699 1/2 Malibu TAX SCHEDULE NO. 7201-269-12-006  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320<sup>sq</sup> garage  
 FILING 4 BLK 13 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1500  
 (1) OWNER Tom Gastner NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS Same  
 (1) TELEPHONE 245-6769 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Larry & Doris USE OF EXISTING BLDGS residence  
 (2) ADDRESS 3122 Commercial DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-2300 Garage addition

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 35%  
 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 16 TRAFFIC ZONE 13

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).

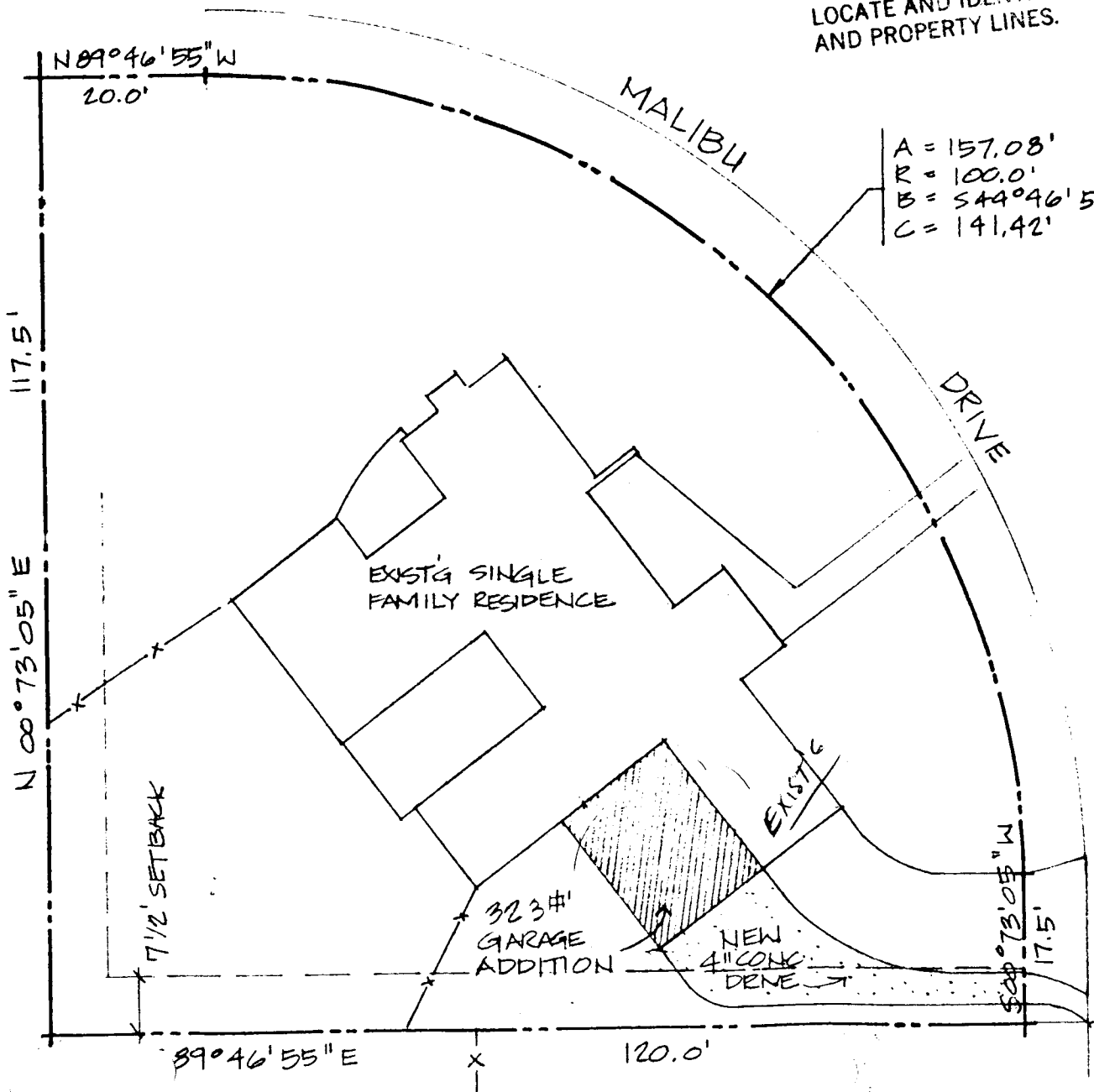
Applicant Signature [Signature] Date Aug 9, 94  
 Department Approval Ronnie Edwards Date Aug 9, 94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Millie Fowler Date 8-9-94

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 *284 8/19/94*  
 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.



$A = 157.08'$   
 $R = 100.0'$   
 $B = S 44^{\circ} 46' 55'' E$   
 $C = 141.42'$

REVISIONS	B

EN'E  
 CT - RD, CHFTON, CO 81520 . 434 -5665