

FEE \$ 5.00

BLDG PERMIT NO. 49919

PLANNING CLEARANCE

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

5 1-2470-05-3



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 362 1/2 MARTELLO TAX SCHEDULE NO. 2945-222-05-015
 SUBDIVISION HEATHERIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100
 FILING _____ BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 2200
 (1) OWNER RICHARD & MARGET SCHULTZ NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 362 1/2 MARTELLO
 (1) TELEPHONE 241-8516 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: ADDITION
 (2) TELEPHONE SAME TO KITCHEN AREA OF RESIDENCE.

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 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 33' CENSUS TRACT 14 TRAFFIC ZONE 95

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).

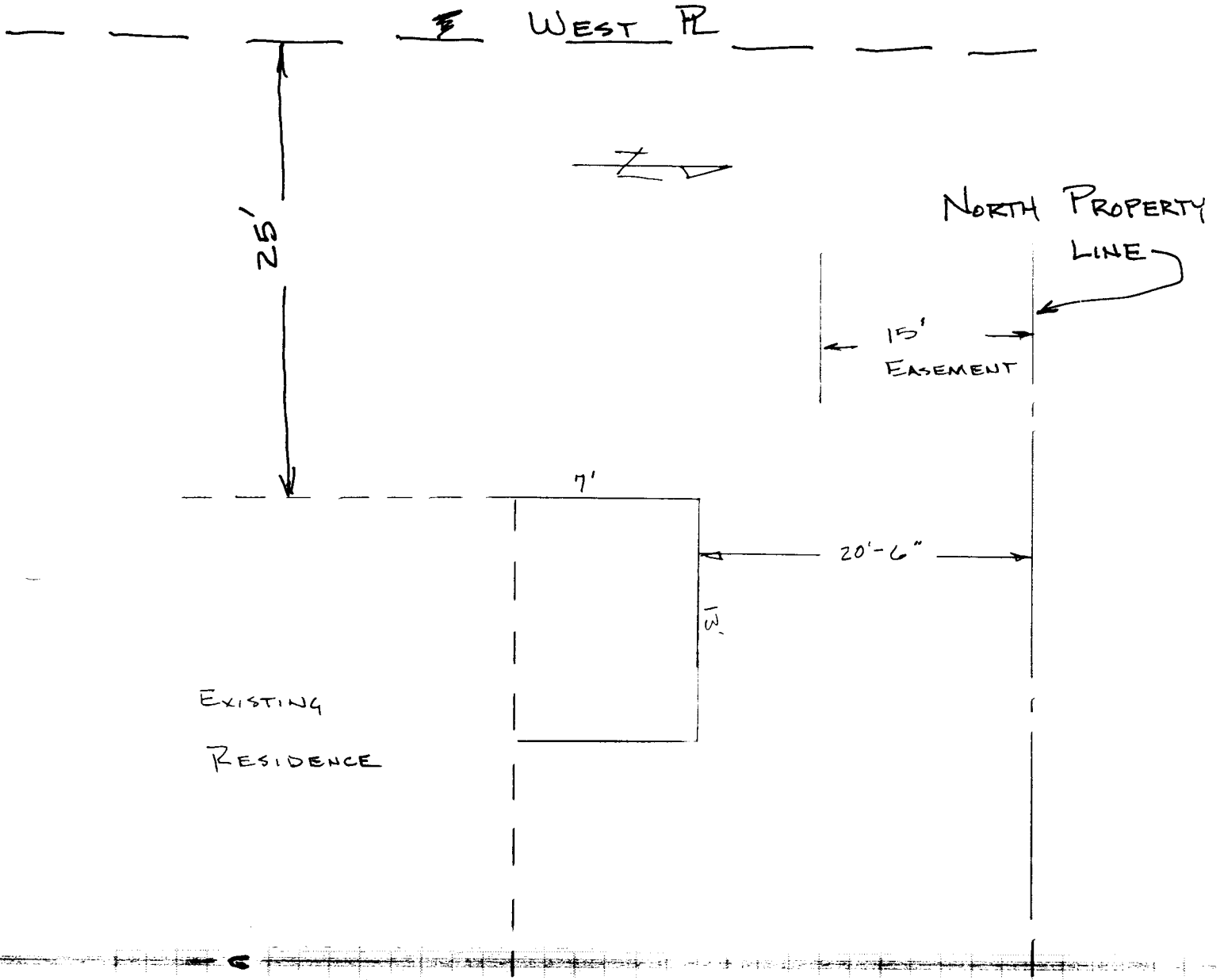
Applicant Signature Richard Schultz Date 9-21-94
 Department Approval Marcia Pitzer Date 9-21-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Millie Fowler Date 9-21-94
no change in S/E use

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)

MARTELLO DR.



ACCEPTED *MP 9-21-94*
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.

362 1/2 MARTELLO
PREPARED BY: R. SCHULTZ
9/19/94