

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50279

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

7-2940-01-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 635 MEADOW LN TAX SCHEDULE NO. 2943-064-05-001
 SUBDIVISION DARLA JEAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160 (COVER PORCH)
 FILING _____ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1500
 (1) OWNER CHARLES + SHARON HOWARD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS ABOVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT GEORGE C PARKER USE OF EXISTING BLDGS _____
 (2) ADDRESS 2481 RIVER RD #E DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 244-8404 COVER EXISTING FRONT PORCH

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 R-2 (County) Maximum coverage of lot by structures 30%
 SETBACKS: Front _____ from property line (PL) or _____
40' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 25' from PL _____
principal & accessory bldg. Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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).

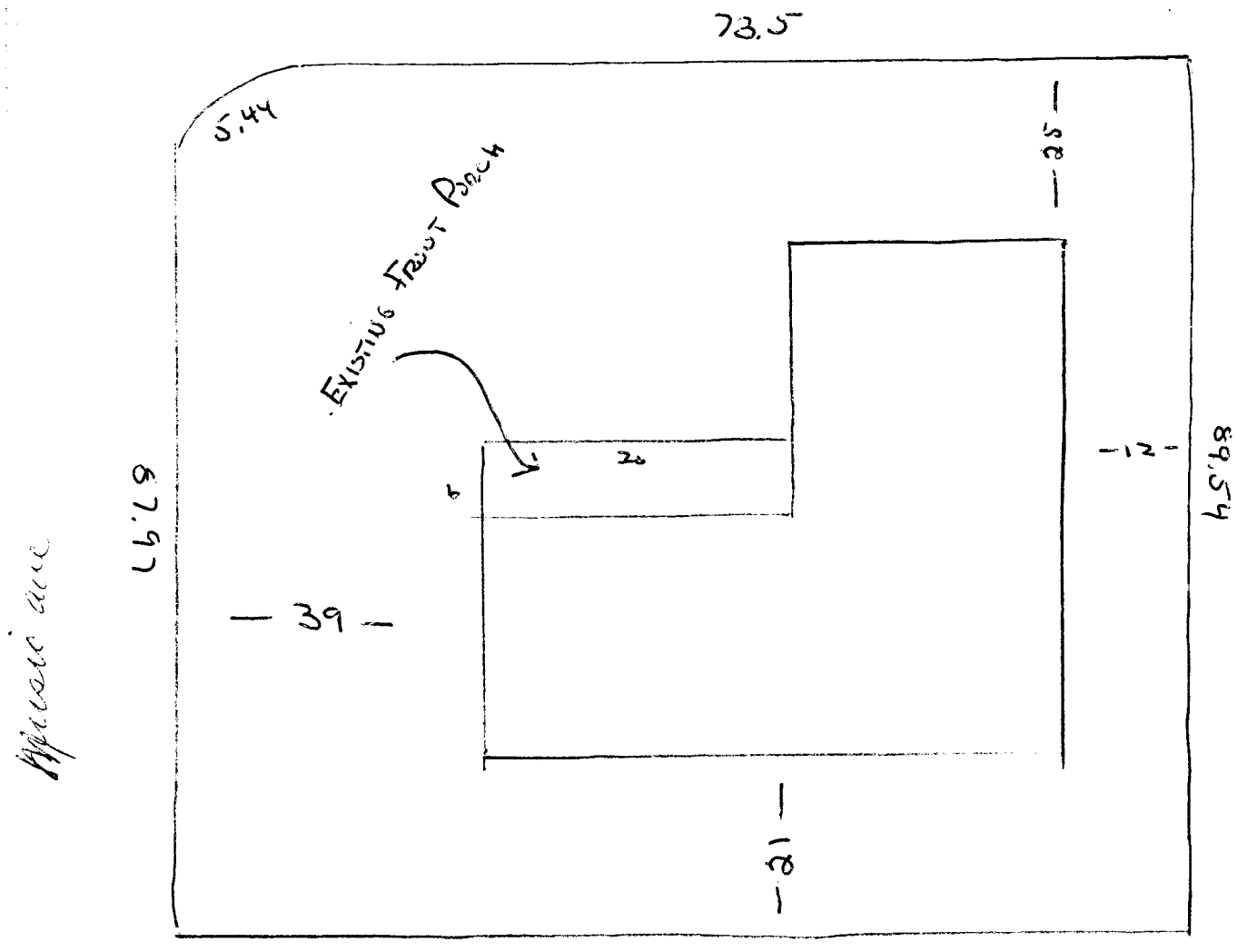
Applicant Signature George C Parker Date 10/28/94
 Department Approval Donnie Edwards Date 10-28-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Miller Fowler Date 10-28-94

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)

melody lane
Front



covering existing front porch

ACCEPTED RS Edwards 10/28/94
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.