

FEE \$ 5.00

BLDG PERMIT NO. 49479

T.C.P. - \$1500-

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2703 Midway Ave TAX SCHEDULE NO. 2945-012-07-001
 SUBDIVISION HORIZON VIEW/ONAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1915
 FILING SE BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER Tony + Kelly Belkoro NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8565 USE OF EXISTING BLDGS RESIDENCE
 (2) APPLICANT LGD Construction DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2315 Hall Ave Home Construction
 (2) TELEPHONE 243-6471

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 _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

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).

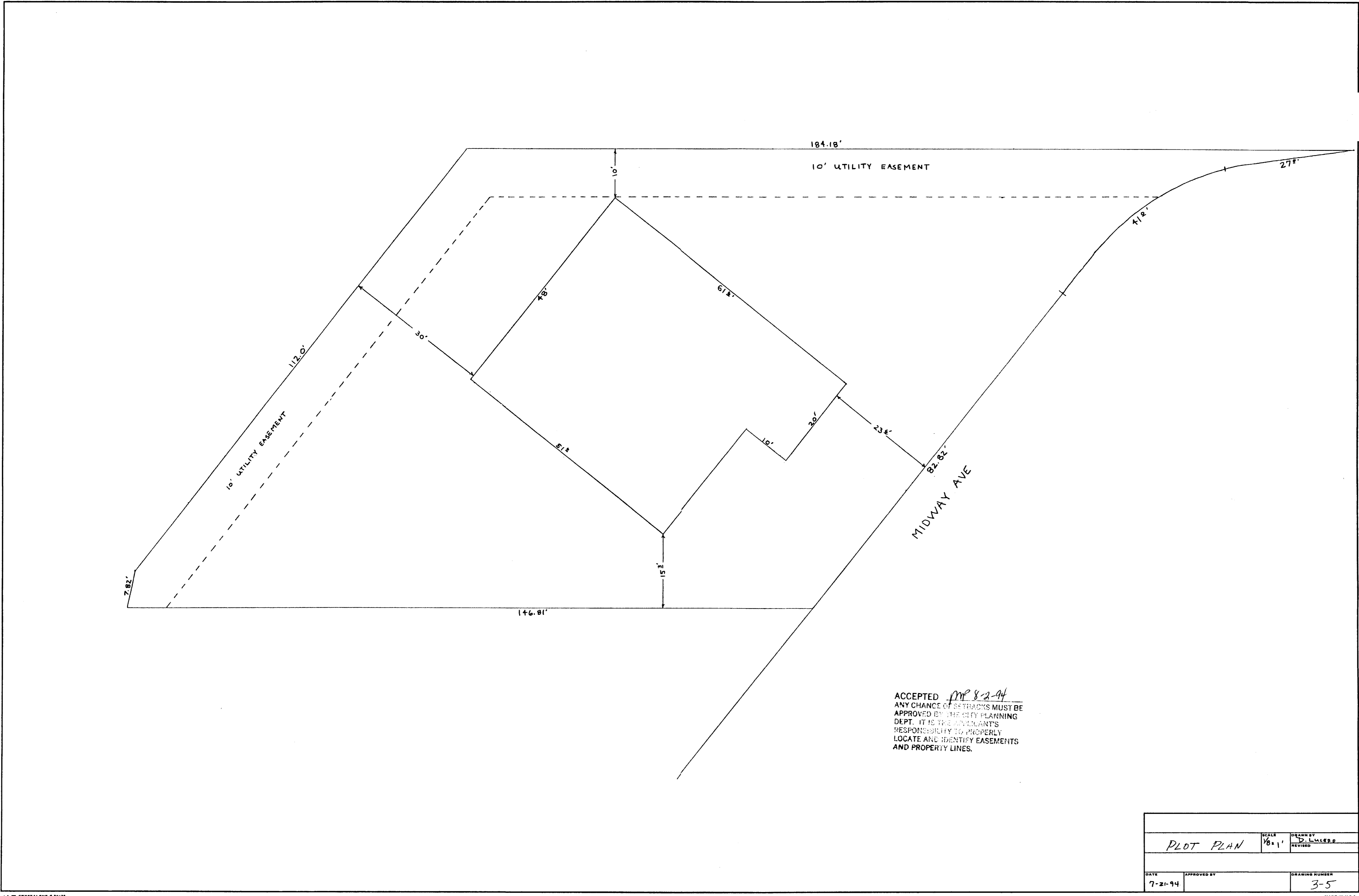
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8-2-94
 Department Approval [Signature] Date 8-2-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7755
 Utility Accounting Jackie Berry Date 8/4/94
SIF

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)



HE CONSULTING ENGINEERS

PLOT PLAN		SCALE	1/8"	PROJECT	35
DATE	7-21-94	APPROVED BY		DRAWING NUMBER	3-5

MADE IN U.S.A.