

FEE \$ 500

BLDG PERMIT NO. 48793

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

4-5-0710-17-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 296 1/2 Mtn. View St TAX SCHEDULE NO. 2945-251-00-045  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 780  
 (1) OWNER Robert C. Loback NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 296 1/2 Mtn. View St  
 (1) TELEPHONE 243-5087 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Robert C. Loback USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 296 1/2 Mtn View St DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-5087 Add on 2 bdrms. & bath

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-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater  
 Parking Req'mt —  
 Side 5' from PL Rear 15' from PL Special Conditions —  
 Maximum Height 32'  
 CENSUS TRACT — TRAFFIC ZONE —

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).

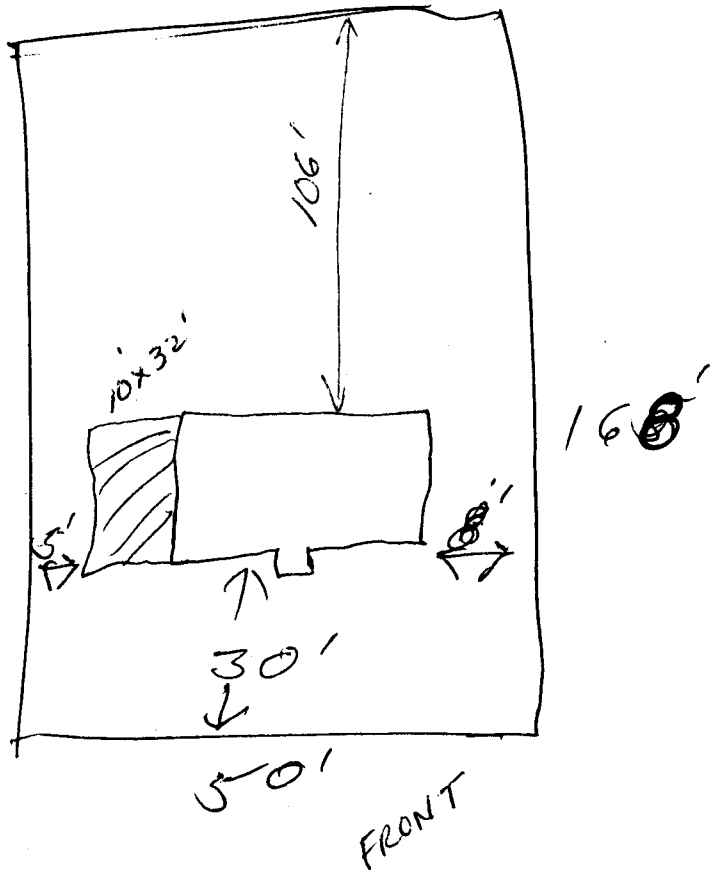
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature P. Loback Date 5-17-94  
 Department Approval Ronnie Edwards Date 5-17-94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A  
 Utility Accounting Millie Fowler Date 5-17-94

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 Bonnie Edwards 5/17/94  
 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.

296 1/2 Mt. View St.

