

FEE \$ 5.00

BLDG PERMIT NO. 50272

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 120 North Ave TAX SCHEDULE NO. 2945-113-00-010

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Family Partners Rest, Inc NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 120 North Ave NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 245-9561 USE OF EXISTING BLDGS _____

(2) APPLICANT Dean Stecher DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS SAME Interior Remodel

(2) TELEPHONE _____

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or
_____ from center of ROW, whichever is greater Parking Reqmt _____

Side _____ from PL Rear _____ from PL Special Conditions Interior Remodel

Maximum Height _____ No Change in use

CENSUS TRACT 4 TRAFFIC ZONE 34

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 Dean Stecher Date 9/27/94

Department Approval Marcia Pitz Date 9-27-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3003-2520-06-3

Utility Accounting Richardson Date 9-27-94

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)