

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50262

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3022-5050-01-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 326 Northridge Dr TAX SCHEDULE NO. 2945-023-22005

SUBDIVISION Northridge Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 264

FILING # 3 BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 7 2200

(1) OWNER KEN LAMPERT NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 243-9815 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT FRED PITTENGER USE OF EXISTING BLDGS Residential

(2) ADDRESS 609 28 3/4 Rd. Gt. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-4916 CARPORT - 12x22 -

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 _____

Side 3' from PL Rear 10' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 20

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 10-21-94

Department Approval [Signature] Date 10-21-94

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

Utility Accounting [Signature] Date 10/21/94

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 *B Edwards 10/21/94*
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.

