

FEE \$ 500

BLDG PERMIT NO. 49457

PLANNING CLEARANCE

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

203-1250-03-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1236 Ouray TAX SCHEDULE NO. 2945-132-09-012
 SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336
 FILING — BLK 1 LOT 22123 SQ. FT. OF EXISTING BLDG(S)
 (1) OWNER Everett + Luella Stewart NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1236 Ouray
 (1) TELEPHONE 245-3340 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Republic Garages USE OF EXISTING BLDGS Residence
 (2) ADDRESS 2764 Compass Dr #200 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-8182 Detached Garage

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 RSF-5 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 N/A
 Side 3' from PL Rear 10' from PL Special Conditions
 Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 3E

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 8-3-94
 Department Approval [Signature] Date 8-3-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 8-3-94

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)

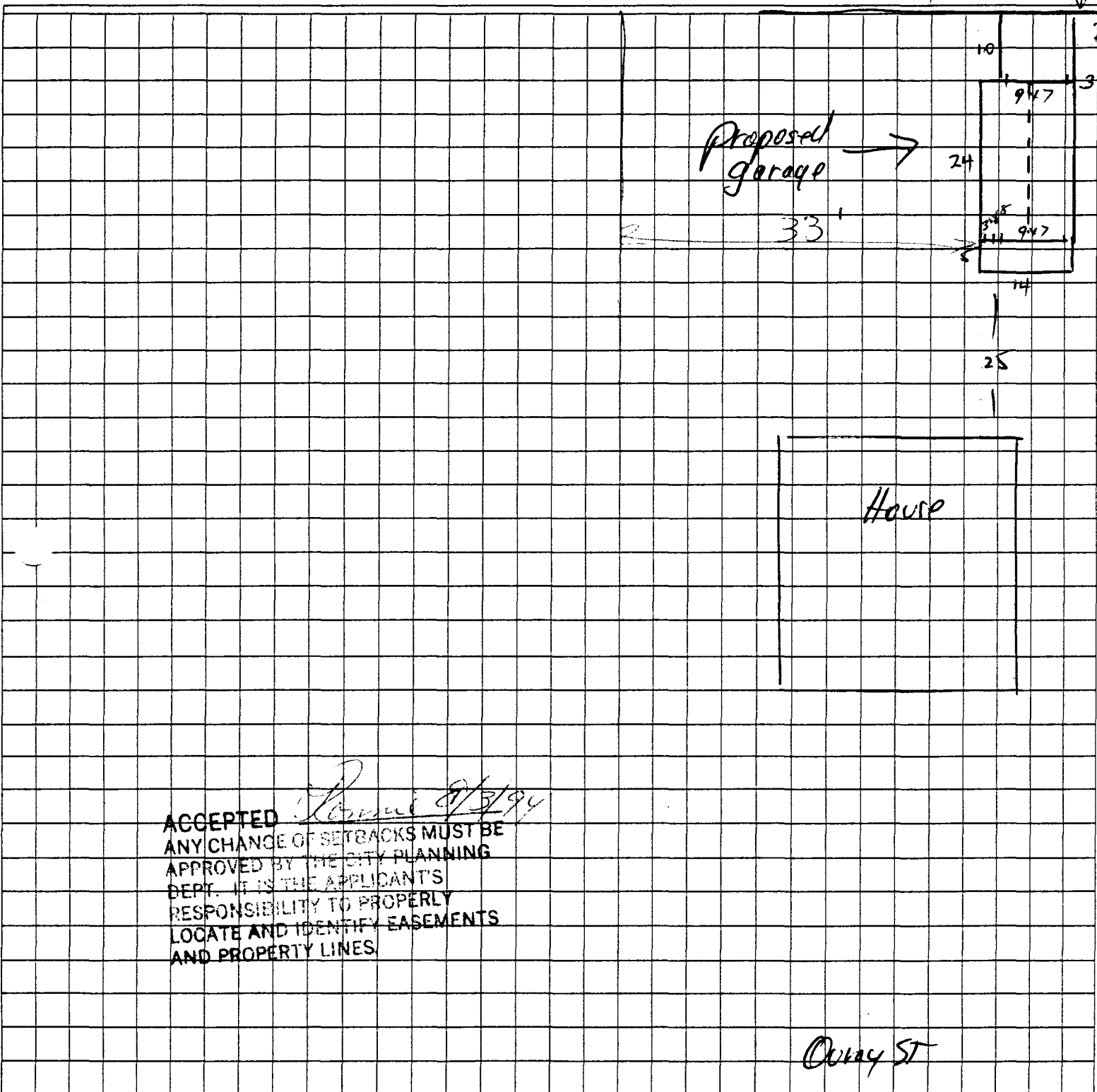
WORK SHEET

DATE _____

NAME Everett + Luella Stewart

ADDRESS 1236 Oway

CITY _____ PHONE Alley P/L



ACCEPTED Form 8/3/94
 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.

Oway ST

NO VERBAL AGREEMENTS RECOGNIZED Front

By _____ Purchaser 50
 By _____ Co-Purchaser 3