

FEE \$ 500

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

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

3017-0270-06-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 315 Patterson TAX SCHEDULE NO. 2945-112-12-019
 SUBDIVISION VANDEREN FORD SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) 3000.
 (1) OWNER RICHARD DWALLS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9473 USE OF EXISTING BLDGS RESIDENCE
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: REMODEL BATHROOM - REPLACE FIXTURES
 (2) ADDRESS —
 (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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 50' from property line (PL) or 15' from center of ROW, whichever is greater Parking Req'mt N/C
 Side 5' from PL Rear 25' from PL Special Conditions INTERIOR
 Maximum Height 32' REMODEL ONLY
 CENSUS TRACT 4 TRAFFIC ZONE 25

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 Rm Dwalls Date 5-5-94
 Department Approval Ponnie Edwards Date 5-5-94

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

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)