

FEE \$ 5.00

BLDG PERMIT NO. 49375

3017-2150-01-0

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1491 Patterson Rd # 603 TAX SCHEDULE NO. 2945-122-00-022

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160 sq. ft.

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

(1) OWNER Julia Ratter NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: THIS CONSTRUCTION

(1) ADDRESS 1491 Patterson Rd # 603 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: THIS CONSTRUCTION

(1) TELEPHONE 291-4830 USE OF EXISTING BLDGS Residence

(2) APPLICANT Cola Building Systems DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 2859 Compass Dr # 307

(2) TELEPHONE 291-7053 Patio Cover

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

Side 5' from PL Rear 15' from PL

Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 28

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 Julia Ratter Date 7/25/94

Department Approval Ronnie Edwards Date 7-25-94

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

Utility Accounting [Signature] Date 7/25/94

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)

1441 Patterson Rd

#603

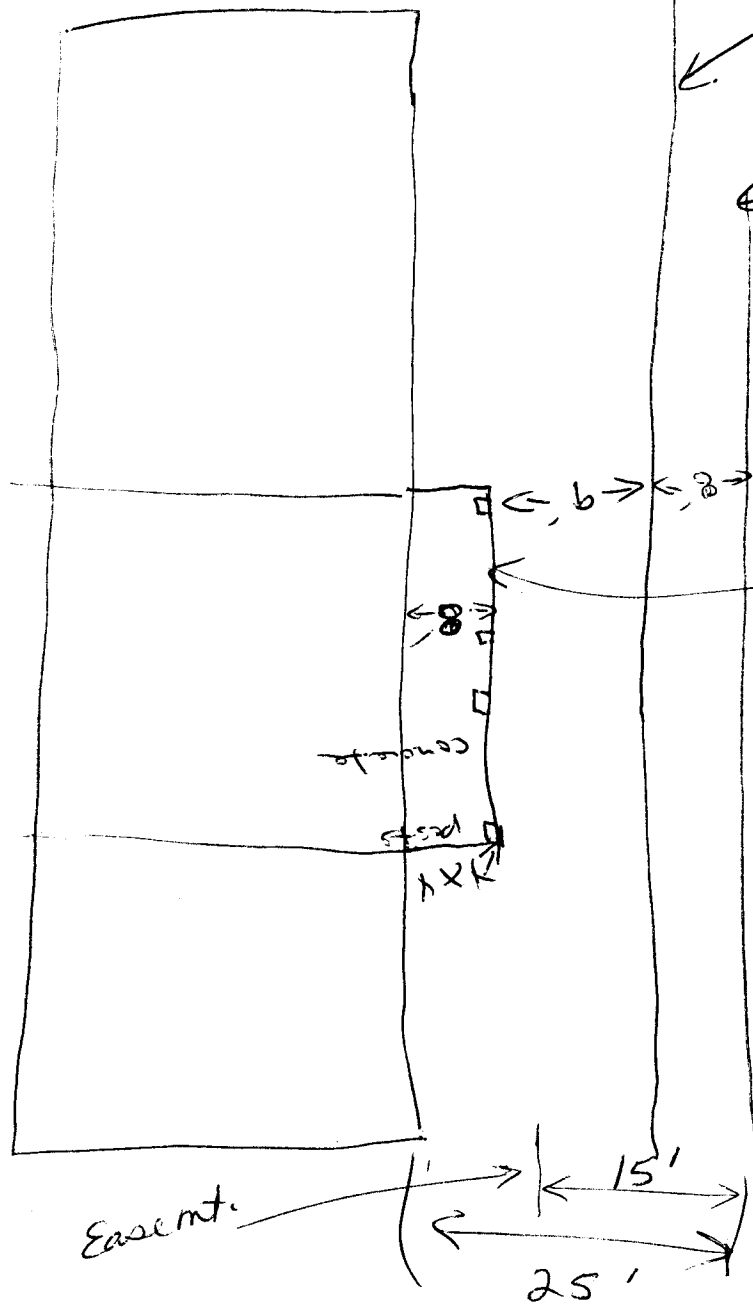
four homes

Fence Line

Property Line

patio carrier  
area existing  
slab

HL-51



ACCEPTED Ronnie Edwards  
 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.  
 7/25/94

post & overhang will not enter easement. -

Easement.