

FEE \$ 500

BLDG PERMIT NO. 49257

### PLANNING CLEARANCE

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

*TOP 500*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 312 PENON ST. TAX SCHEDULE NO. 2945-243-30-002  
 SUBDIVISION MESA VERDE ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING ~~BLK~~ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER NORBERT H. & JUDY F. ERICKSON NO. OF DWELLING UNITS  
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2229 VILLAGE CT.  
 (1) TELEPHONE 303-243-4692 NO. OF BLDGS ON PARCEL  
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT NORBERT H. ERICKSON USE OF EXISTING BLDGS NONE  
 (2) ADDRESS 2229 VILLAGE CT DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 303-243-4692 RESIDENCE

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'  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS TRACT 13 TRAFFIC ZONE 80

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 Norbert H. Erickson Date 7-13-94  
 Department Approval Marcia Pitz Date 7-13-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ WIO No. 7710-7711-7712  
 Utility Accounting Richardson Date 7-13-94

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)

**IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

**ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.**

