

FEE \$

BLDG PERMIT NO. 49200

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

Acct. # 5001-7250-01-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 42 1/2 PRO. PT #21 TAX SCHEDULE NO. 2945-174-29-149
 SUBDIVISION Chimney Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 820 #
 FILING 6 BLK _____ LOT 21 SQ. FT. OF EXISTING BLDG(S) 1780 #
 (1) OWNER CHEN, BAHAKI NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 (1) TELEPHONE 243-2924 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT FREE STYLE INC USE OF EXISTING BLDGS SINGLE FAM RES
 (2) ADDRESS 121 CHIPETA DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-6929 FINISH BASEMENT

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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 6-30-94
 Department Approval [Signature] Date 6-30-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting [Signature] Date 6/30/94

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)