

FEE \$ 5.00

BLDG PERMIT NO. 49828

TCR-500.00

PLANNING CLEARANCE

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

3021

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2662 SALINA CT TAX SCHEDULE NO. 2701-354-38-002
 SUBDIVISION SALINA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER CHRIS YOUNG NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2330 11th St NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-2077 USE OF EXISTING BLDGS _____
 (2) APPLICANT WALT KUNHEHR DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 303 W. HIGHLAND SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 243-8370

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS TRACT 10 TRAFFIC ZONE 17

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).

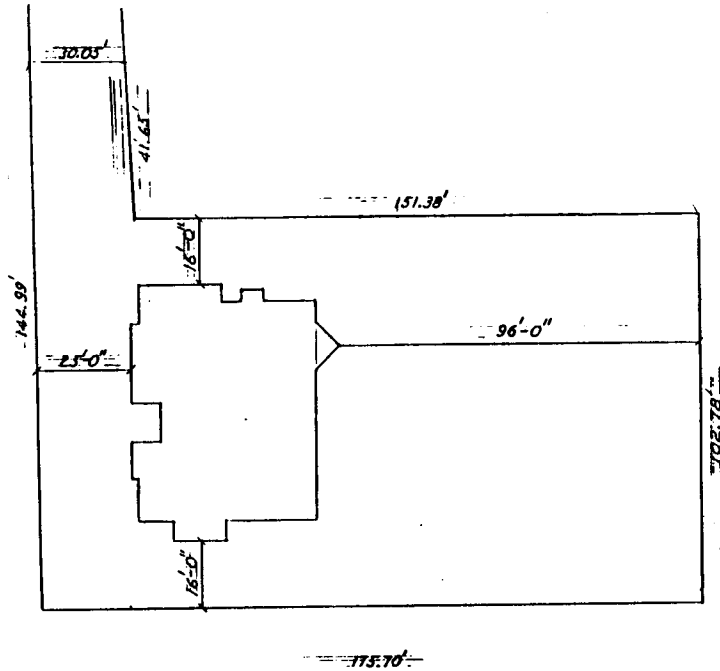
Applicant Signature [Signature] Date 9/13/94
 Department Approval Marcia Pety Date 9-13-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7836
 Utility Accounting Mellie Fowler Date 9-13-94 S/F

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)

N



ACCEPTED *MP 9-13-94*
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.

LOT-2 SACOMA COURT
SUBDIVISION

PLOT PLAN	
DATE	APPROVED BY
7-20	WEK
DRAWING NUMBER	