

FEE \$ N/C

BLDG PERMIT NO. 49538

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

451  
475 Santa Clara

BLDG ADDRESS SE corner Santa Clara & Duck Pond Pt Hwy 50 TAX SCHEDULE NO. 2945-23302941

SUBDIVISION Duck Pond Pt SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING \_\_\_\_\_ BLK 8 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER CITY OF GRD JCT NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 250 N. 5th NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS RESTROOM

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ CHANGE SHED ROOF TO TRUSSED

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 P2 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 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 David Bull Date 8-5-94

Department Approval Gonnie Edwards Date 8-5-94

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

Utility Accounting Millie Fowler Date 8-5-94

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)