

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50472

### PLANNING CLEARANCE

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

7002-1190-158

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 829 Santa Clara TAX SCHEDULE NO. 2945-234-04-002

SUBDIVISION Orchard Mesa Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1140

FILING      BLK 12 LOT u2 of Lot 3 plus 495 SQ. FT. OF EXISTING BLDG(S) 860

(1) OWNER Lawrence H. Mallett NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2879 Durango Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-2379 USE OF EXISTING BLDGS Red.

(2) APPLICANT Lawrence H. Mallett DESCRIPTION OF WORK AND INTENDED USE: Adding on

(2) ADDRESS Same as above

(2) TELEPHONE u u

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt     

Side 10' from PL Rear 20' from PL Special Conditions     

Maximum Height 36' 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 Lawrence H. Mallett Date 11/15/94

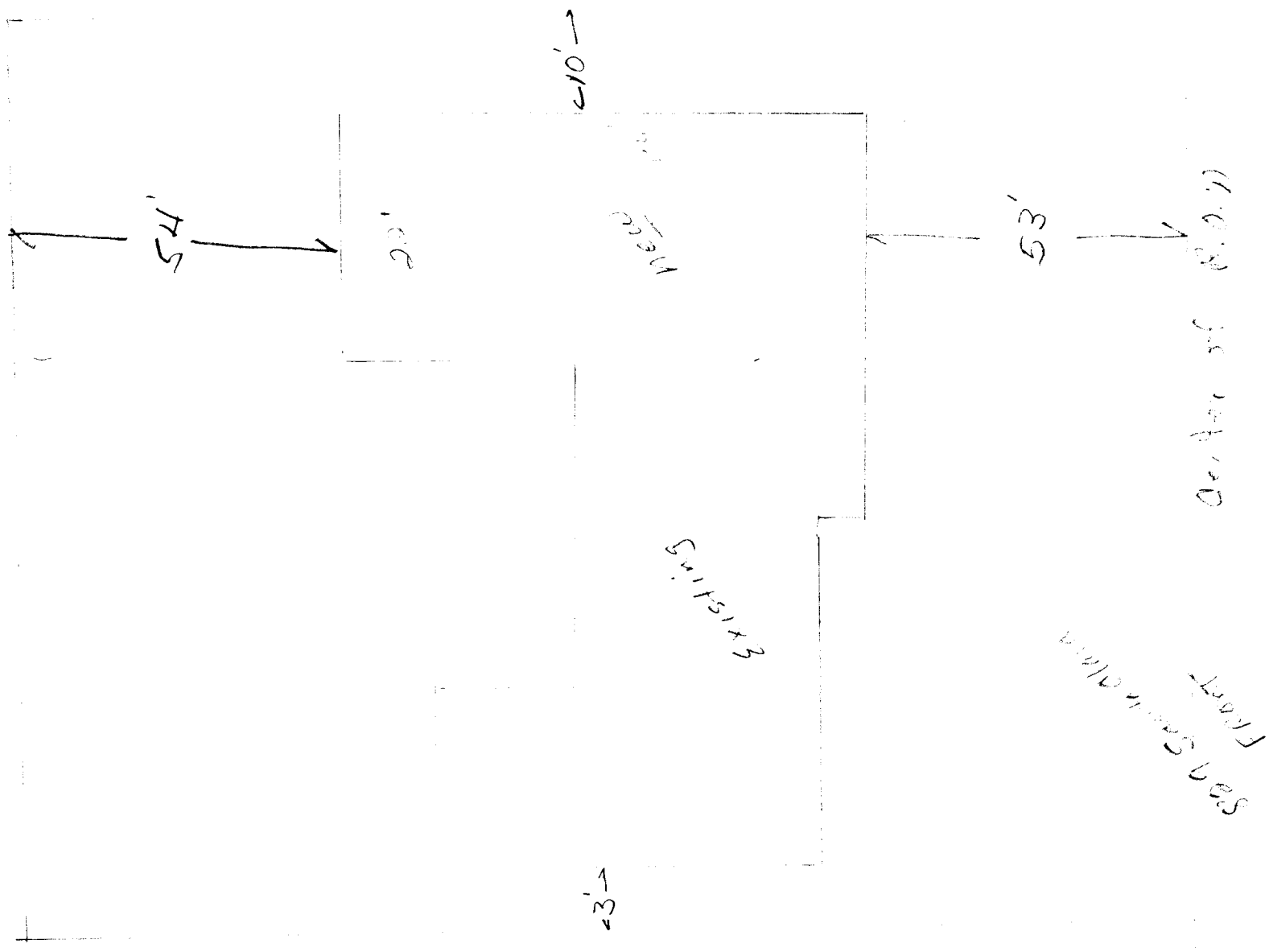
Department Approval Ronnie Edwards Date 11/15/94

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

Utility Accounting Marcy Mallett Date 11/15/94

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)



788 11/15/94

ACCEPTED  
 ADVISORY BOARD OF PLANNING AND ZONING  
 APPROVAL BY THE CITY PLANNING  
 DEPT. WITH THE APPLICANT'S  
 RESPONSIBILITY TO INDUSTRY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

San Gabriel Plaza  
 Front  
 Center of (R.O.V)