

FEE \$ 500

BLDG PERMIT NO. 49055

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

41 -0300-05-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 203 SHERMAN DR. TAX SCHEDULE NO. 2945-252-12-017
 SUBDIVISION Artesia Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480^{sq}
 FILING - BLK 4 LOT 19 SQ. FT. OF EXISTING BLDG(S) 1085^{sq}
 (1) OWNER ROBERT W. CRESPIE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 203 SHERMAN DR.
 (1) TELEPHONE 242-7382 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ROBERT W. CRESPIE USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 203 SHERMAN DR. DESCRIPTION OF WORK AND INTENDED USE: UP-DATE
 (2) TELEPHONE 242-7382 ROOF (PATIO COVER & ENCLOSED).

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 R8F-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 5' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' 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 _____ Date JUNE 23, 94
 Department Approval Connie Edwards Date 6/23/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 6-23-94

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)

