

FEE \$ 5.00

BLDG PERMIT NO. 50794

PLANNING CLEARANCE

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

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BLDG ADDRESS 1041 UTe TAX SCHEDULE NO. 2945-144-35-006
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x10 (existing slab)
 FILING _____ BLK 134 LOT 118.12 SQ. FT. OF EXISTING BLDG(S) 400 Sq Ft.
 (1) OWNER Kenneth L. Borchert NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 1041 UTe
 (1) TELEPHONE 245-0440 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Kenny Borchert USE OF EXISTING BLDGS Residential
 (2) ADDRESS 1041 UTe DESCRIPTION OF WORK AND INTENDED USE: Reconstruction of 8x10 bathroom on existing slab
 (2) TELEPHONE 243-0440

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 C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 55ft from property line (PL) or _____ Parking Req'mt 2 spaces/unit
55ft from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL Special Conditions Interior Remodel
 Maximum Height 40 ft. CENSUS TRACT 2 TRAFFIC ZONE 41

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 12-23-94
 Department Approval [Signature] Date 12-23-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - already Duplex
 Utility Accounting Millie Fowler Date 12-23-94

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)