

FEE \$ 500

BLDG PERMIT NO.

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

2002-0590-046 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1160 WHITE TAX SCHEDULE NO. 2945-144-01-017
 SUBDIVISION CITY OF GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING ORIGIN BLK 88 LOT 18 SQ. FT. OF EXISTING BLDG(S) 1250
 (1) OWNER STEVE COLONY NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1160 WHITE AVE.
 (1) TELEPHONE 293-0674/295-2505 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT STEVE COLONY USE OF EXISTING BLDGS HOUSE/GARAGE
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE SAME EXISTING EXIT DECK AT SIDE DOOR

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 RMF-32 Maximum coverage of lot by structures N/A
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt N/A
 Side 10' from PL Rear 20' from PL Special Conditions N/A
 Maximum Height N/A CENSUS TRACT N/A TRAFFIC ZONE N/A

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).

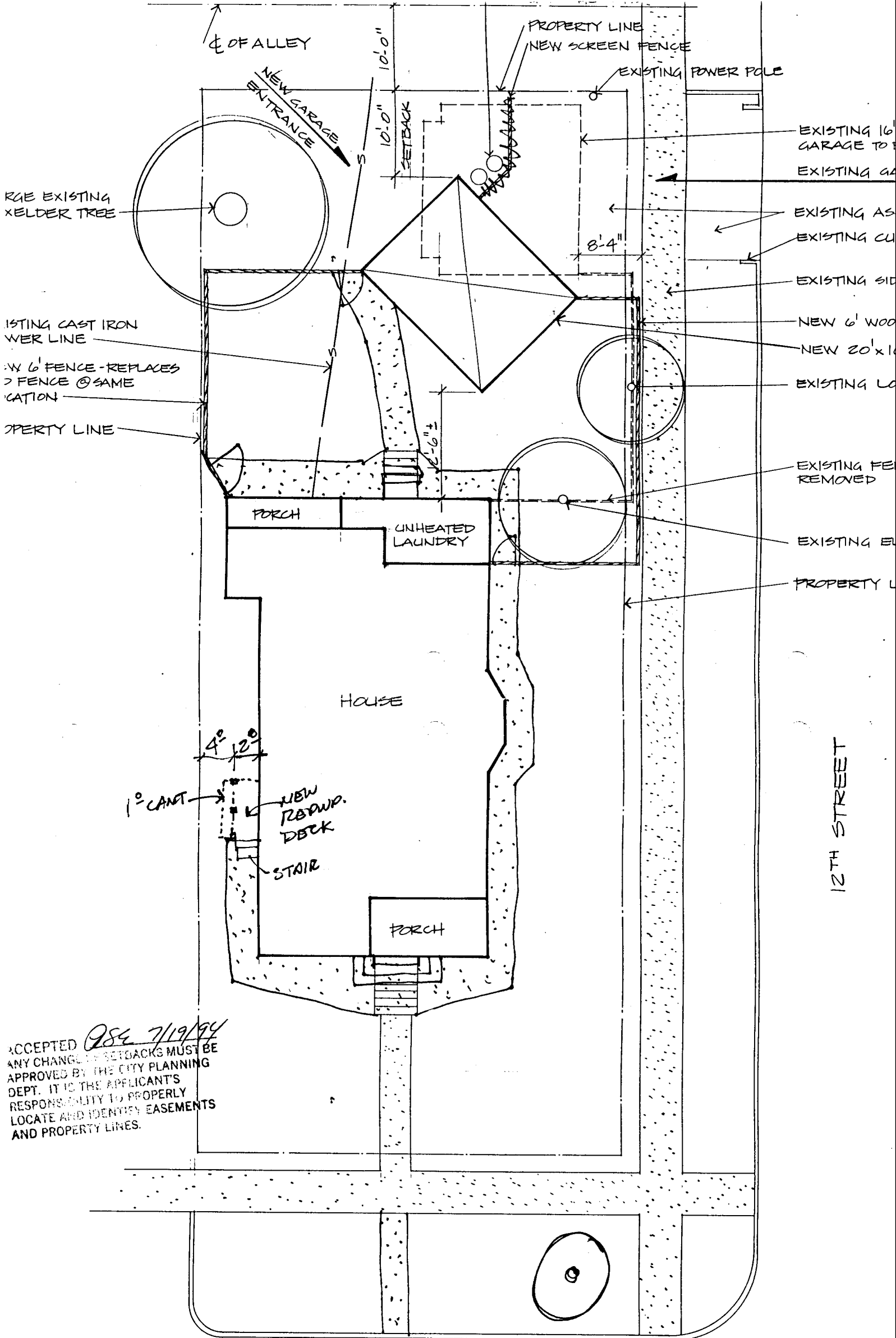
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/18/94
 Department Approval Ronnie Edwards Date 7/19/94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A
 Utility Accounting [Signature] Date 7-18-94

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)



ACCEPTED *ASG 7/19/94*
 ANY CHANGE TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

AN SITE PLAN LOT 13, BLOCK 88, CITY OF GRAND VT