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BLDG PERMIT NO. 54527

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2314 N. 1st TAX SCHEDULE NO. 2945-112-00-015
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 780
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER John Hocker NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2314 N. 1st
(1) TELEPHONE 242-2214 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Jim Mullis USE OF EXISTING BLDGS Home
(2) ADDRESS 2208 Mudgett DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 243-5184 Garage - no plumbing

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 RSF-5 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 3' from PL Rear 10' from PL
Maximum Height _____
CENS.T. 4 T.ZONE 25 ANN#

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).

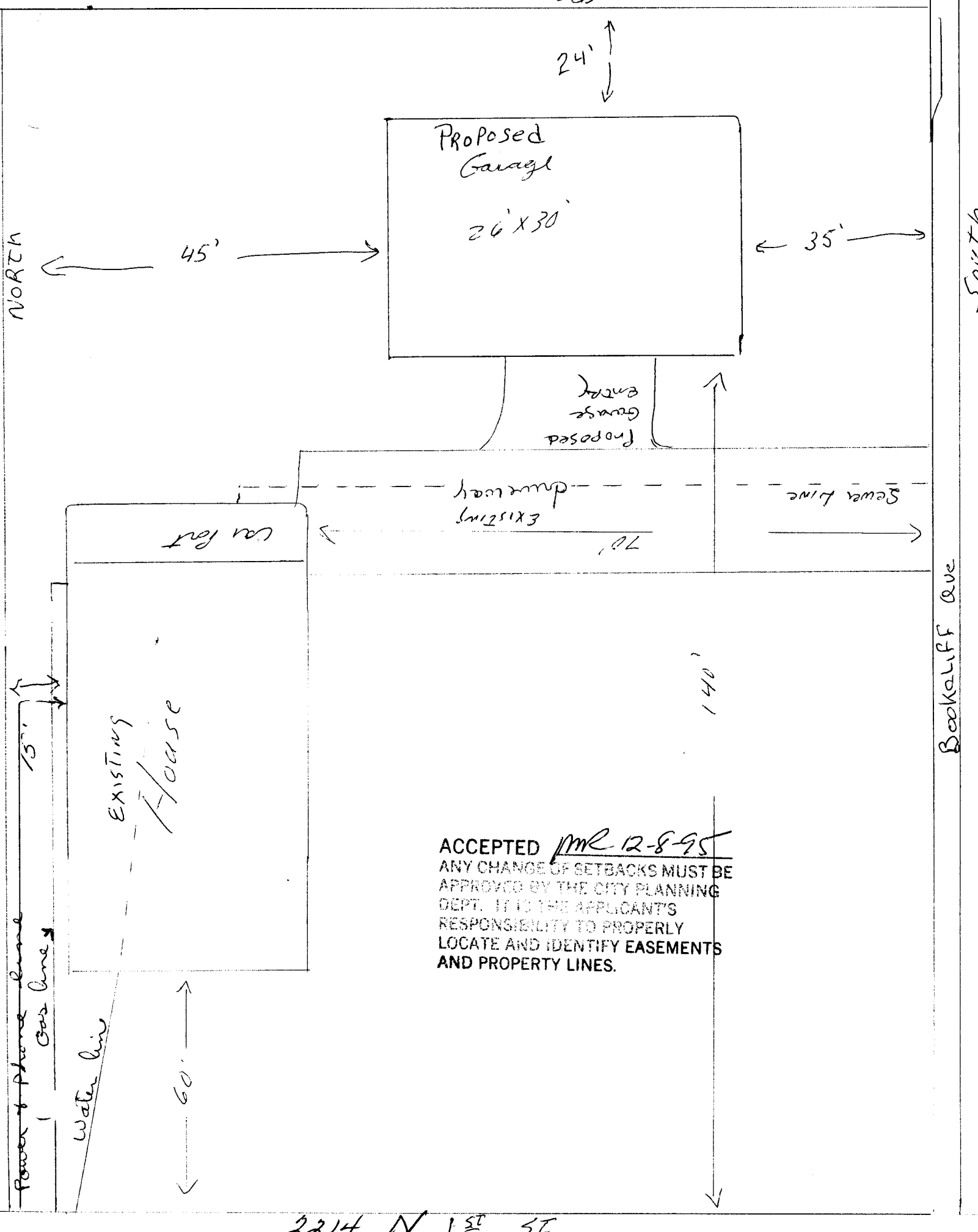
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jim Mullis Date Dec. 8, 1995
Department Approval Marcia Babideaux Date 12-8-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3018-1010-01-5
Utility Accounting Richardson Date 12-08-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED MR 12-8-95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.