

FEE \$ 10⁰⁰

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

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

3004-0160-04-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1731 N. 3rd St. TAX SCHEDULE NO. 2945-113-02-014

SUBDIVISION Sherwood Additions SQ. FT. OF PROPOSED BLDG(S)/ADDITION Approx 400 sq. ft.

FILING Sherwood ADDITIONS BLK 4 LOT 16 SQ. FT. OF EXISTING BLDG(S) 1477

(1) OWNER MICHAEL E. & ANN F. PETERS NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1731 N. 3rd St

(1) TELEPHONE 295-6454 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MICHAEL E. PETERS USE OF EXISTING BLDGS Home

(2) ADDRESS SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: FRONT

(2) TELEPHONE " " " DECK FOR RECREATION & DINING

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 20 from property line (PL) or
45 from center of ROW, whichever is greater

Parking Req'mt _____

Side 5 from PL Rear 25 from PL

Special Conditions _____

Maximum Height _____

CENSUS TRACT 4 TRAFFIC ZONE 34

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 Michael E. Peters Date 6 July 1995

Department Approval Ronnie Edwards Date 7/6/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in S/F use

Utility Accounting Millie Fowler Date 7-6-95

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)

NOT TO SCALE

Michael E. & Ann F. Peterson

1731 N. 3rd St

245-6454

