

FEE \$	<u>N/C</u>
TCP \$	<u>+</u>

BLDG PERMIT NO. 53078

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



2006-0300-05-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 735 N 6th St. TAX SCHEDULE NO. 2945-142-20-008  
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 #  
 FILING --- BLK 38 LOT 13-16 SQ. FT. OF EXISTING BLDG(S) 1603 #  
 (1) OWNER Eric & Michelle Holloway NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 735 N 6th St.  
 (1) TELEPHONE 256-1812 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE Same upstairs remodel & addition

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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 3 T.ZONE 35 ANN# \_\_\_\_\_

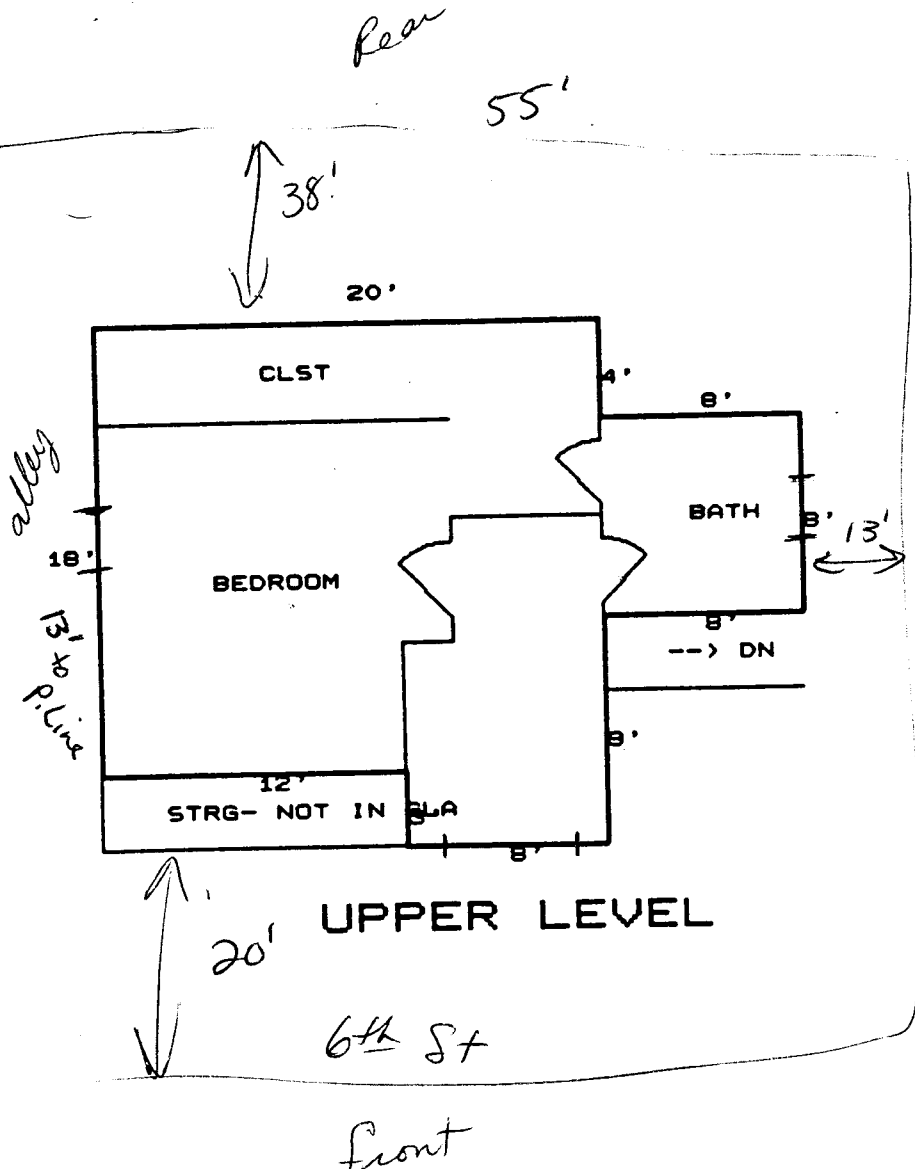
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 8/9/95  
 Department Approval [Signature] Date 8-9-95

-Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in use  
 Utility Accounting [Signature] Date 8-9-95

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)



Measurements		Total
8.0' x 4.0'	■	32
8.0' x 12.0'	■	96
8.0' x 21.0'	■	168
12.0' x 18.0'	■	216
Third floor:		448

735 N. 6th St

ACCEPTED Ronnie 8/9/95  
 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.

2945-142-20-008

55  
26  
29

100  
38  
62  
20  
42