

MC 95-191

2004-0400-03-6

FEE \$	<u>1000</u>
TCP \$	—

BLDG PERMIT NO.	<u>54073</u>
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✓ fcp
fcp

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 433 N. 7TH ST. TAX SCHEDULE NO. 2945-141-37-002

SUBDIVISION CITY OF GRAND JCT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 572 GARAGE
96 STORAGE

FILING _____ BLK 72 LOT 5 1/2 B, 14, 15 SQ. FT. OF EXISTING BLDG(S) 2704 (67000 FLOOR)

(1) OWNER SAME AS BELOW NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT David Hasty USE OF EXISTING BLDGS GARAGE & STORAGE

(2) ADDRESS 433 N. 7TH DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-5044 expand garage -

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 Planned Development Maximum coverage of lot by structures —

SETBACKS: Front NO CHANGE from property line (PL) Parking Req't —
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 3.5' from PL Special Conditions SIDING & TRIM SHALL MATCH
STYLE & COLOR OF GARAGE
HOUSE; ROOF PITCH AND MATERIALS SHALL ALSO
MATCH GARAGE HOUSE FOR MC-95-191

Maximum Height _____ CENS.T. 2 T.ZONE 36 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 David Hasty Date 11-9-95

Department Approval Bill Neth Date 11.9.95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie S. Berry Date 11/9/95

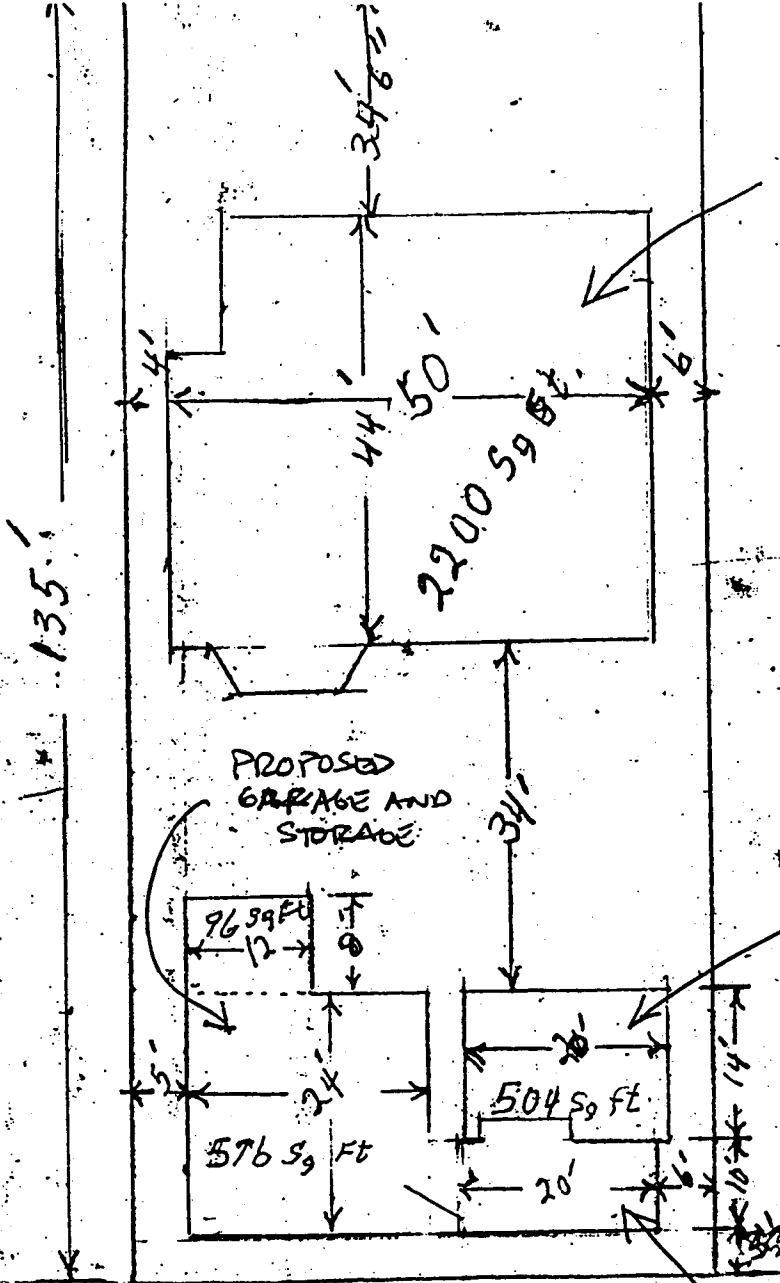
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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

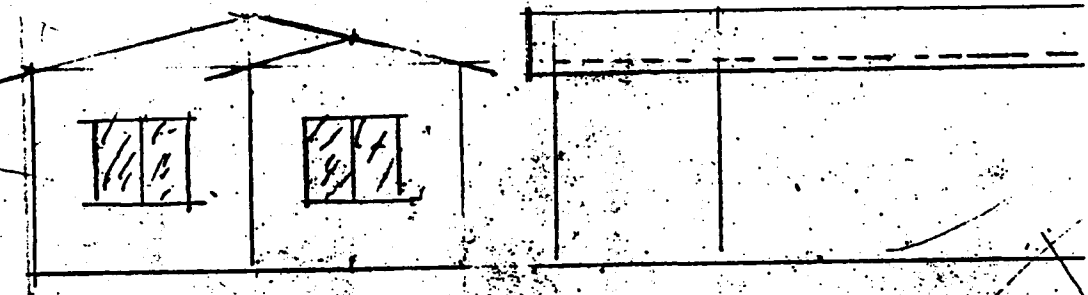
7TH STREET

ACCEPTED Bill N. Miller 11-9-95

EXISTING HOUSE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. NOT COVERAGE 42%



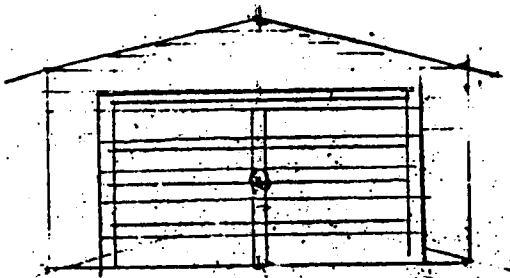
ALLEY



EAST

SOUTH

EXISTING ENCLOSED CARPORT



WEST

NORTH

EXISTING GARAGE

David Mast