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BLDG PERMIT NO. 52151

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

2-05-1250-07-2 Grand Junction Community Development Department ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>633 N. 16</u>	TAX SCHEDULE NO. <u>2945-132-05-005</u>
SUBDIVISION <u>Slocombs</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>24 sq. ft.</u>
FILING _____ BLK <u>9</u> LOT <u>#21422</u>	SQ. FT. OF EXISTING BLDG(S) <u>~1000 house 12x246" garage</u>
(1) OWNER <u>Barry W. Chamberlain</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>633 N. 16</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-1041</u>	USE OF EXISTING BLDGS <u>Res. Dwell</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Garage addition-storage.</u>
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Same</u>	

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 <u>RSF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions <u>3' to eave</u> <u>not ext. wall</u>
Maximum Height _____	CENS.T. _____ T.ZONE _____ 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 <u>Barry W. Chamberlain</u>	Date <u>5/12/95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>5/12/95</u>

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

Utility Accounting <u>[Signature]</u>	Date <u>5/12/95</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

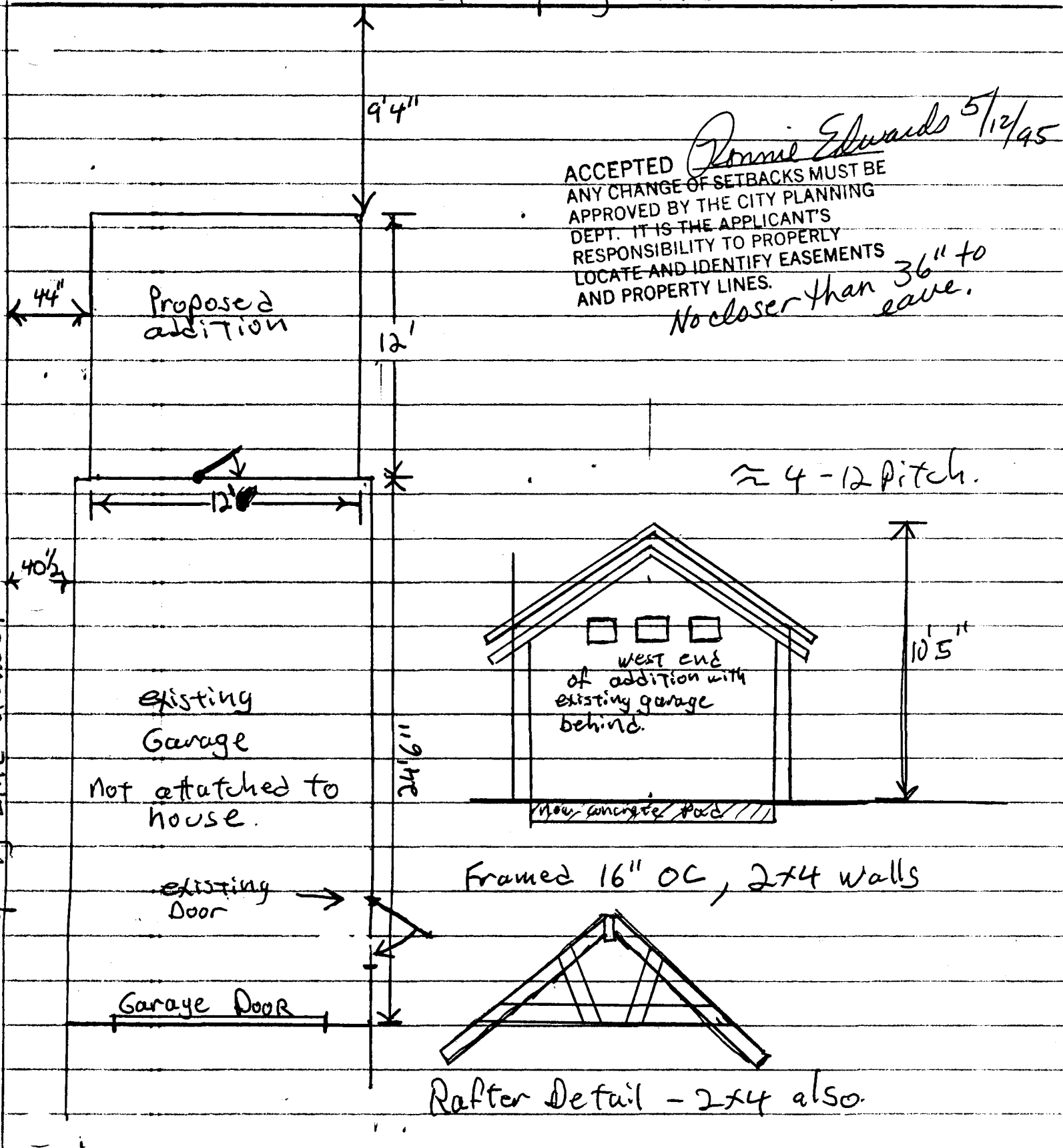
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Barry Chamberlain 633 N. 16
243-1041 Parcel # 2945-132-05-005

alley

West Property Line (fence)

ACCEPTED *Donnie Edwards* 5/12/95
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.
No closer than 36" to eave.



SW in property line (fence)