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BLDG PERMIT NO. 54130

IPC

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

3007-0350-068 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1320 N. 18th St TAX SCHEDULE NO. 2945-12327-022
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864'
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Steve Wynne NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1320 N 18th
 (1) TELEPHONE 245-8665 NO. OF BLDGS ON PARCEL
 BEFORE: 21 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Tolman Bldrs USE OF EXISTING BLDGS home
 (2) ADDRESS 664 1/2 Budlong DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245 3166 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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Reg't _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions 3' setback must be measured to edge of cave
 Maximum Height _____ CENS.T. 31 T.ZONE 6 ANNX# _____

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 Gene Tolman Date _____

Department Approval Marcia Babidiano Date 11-14-95

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

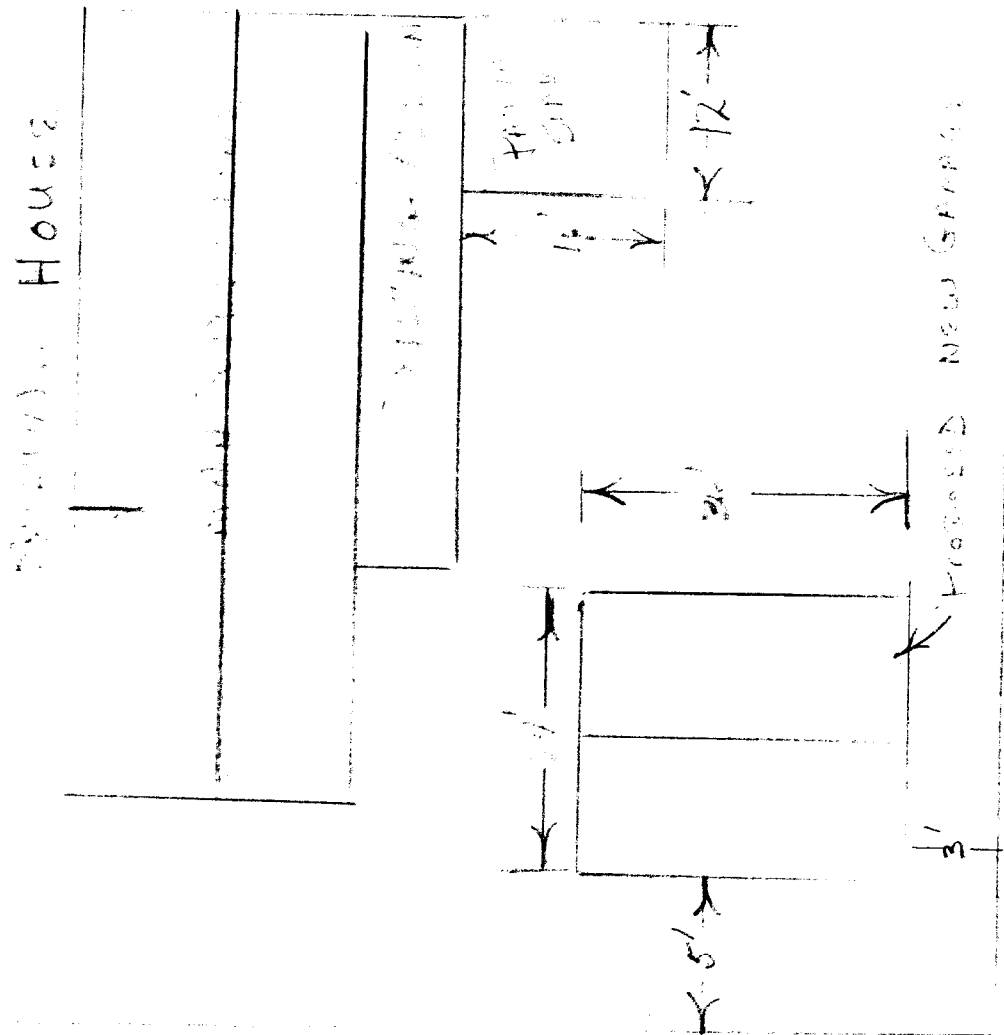
Utility Accounting Mellie Fowler Date 11-14-95

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)

Plot Plan - 1320 N. 18th St.

1320 N. 18th Street



Proposed New Garage
 ALLIEN WAY 1/2" in 1/4" scale

3' 210g + 1000
 Drawing not
 11-14-95

ACCEPTED 11-14-95
 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.