

FEE \$ 1000

BLDG PERMIT NO. 52120

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1415 N. 19TH ST. TAX SCHEDULE NO. 2945-123-27-009
 SUBDIVISION ELMWOOD PLAZA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720
 FILING _____ BLK 5 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1250
 (1) OWNER CHRIS GREINER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1415 N. 19TH ST. GJ 81501
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 256-1170
 USE OF EXISTING BLDGS DWELLING
 (2) APPLICANT CHRIS GREINER
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1415 N. 19TH ST. GJ 81501
 (2) TELEPHONE 256-1170 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) or
 _____ from center of ROW, whichever is greater
 Side 3' (leave) from PL Rear 3' (leave) from PL
 Parking Req'mt _____
 Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 6 TRAFFIC ZONE 31

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 Chris Greiner Date 5-12-95
 Department Approval Marcia Babideaux Date 5-12-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3002-0290-19-3
 Utility Accounting Checkbook Date 5-12-95

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)

CHRIS GREINER
1415 N. 19TH ST.
256-1170

TO ELM
ST.
←

N. 19th St

