

FEE \$ 10.00

BLDG PERMIT NO. 51105

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2205 N. 22ND. ST. TAX SCHEDULE NO. 2945-121-18-021

SUBDIVISION PARK ANNEX SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 sq. ft.

FILING _____ BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) 1480 sq. ft.

(1) OWNER BILL HOENIG HOFFERBER NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2205 N. 22ND. ST. AV, CO. NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT ARCO SYSTEMS USE OF EXISTING BLDGS SINGLE FAMILY OCCUPANCY

(2) ADDRESS P.O. Box 836 CLIFTON, CO. DESCRIPTION OF WORK AND INTENDED USE: 10' x 40'

(2) TELEPHONE (303) 256-1129 ADDITION TO WEST SIDE OF HOUSE - SINGLE FAMILY OCCUPANCY

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 20' from property line (PL) or _____ Parking Req'mt 2
_____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 6 TRAFFIC ZONE 28

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 1-31-95

Department Approval [Signature] Date 1-31-95

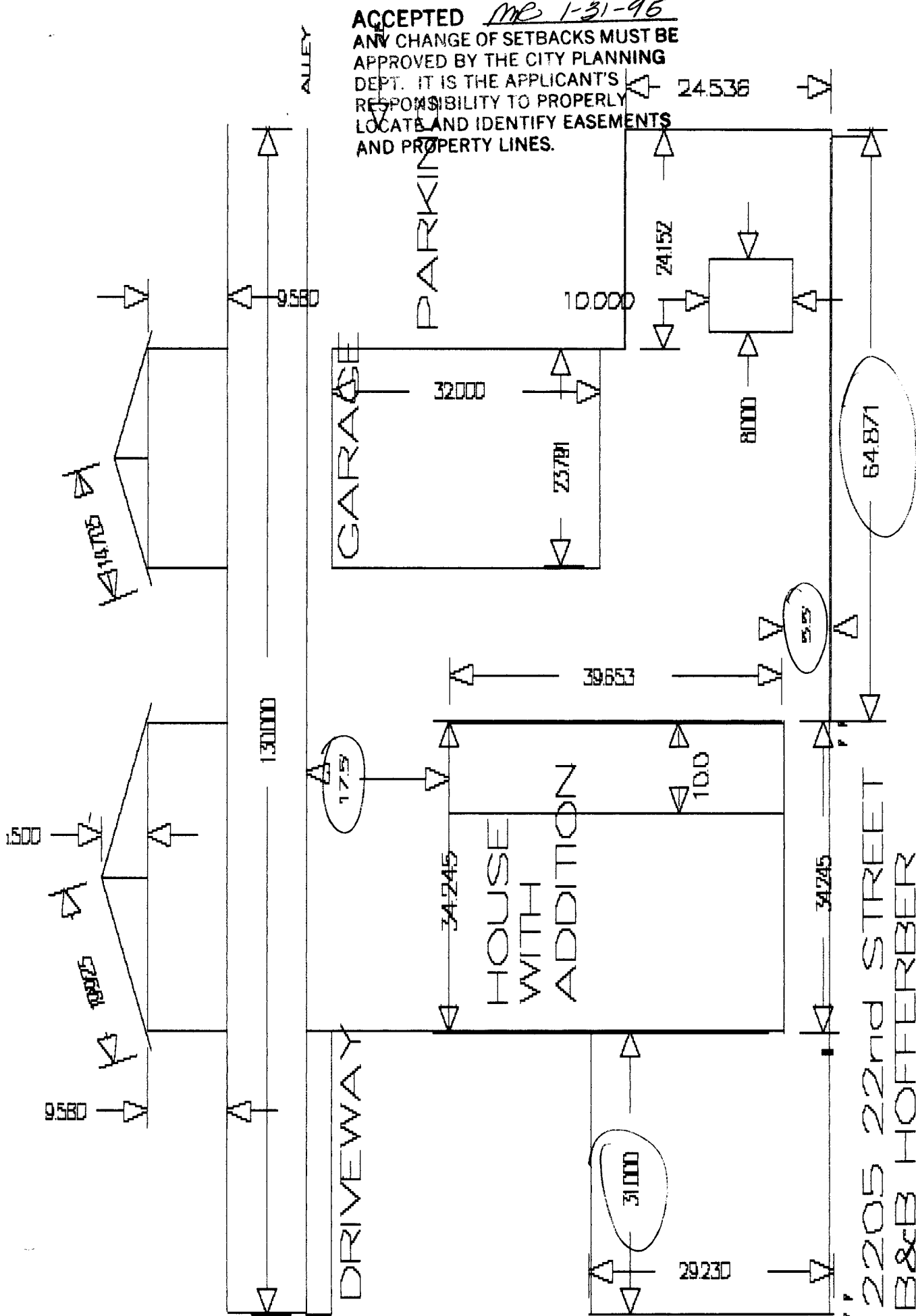
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3014-0140-07-7

Utility Accounting [Signature] Date 1-31-95

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)

ACCEPTED *ME 1-31-96*
 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.



Street

2205 22nd STREET
 B&B HOFFERBER
 GRAND JCT. COLORADO