

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53718

UPC
[Signature]

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>723 24³ RD</u>	TAX SCHEDULE NO. <u>2701-334-19-003</u>
SUBDIVISION <u>NORTH VALLEY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2100</u>
FILING <u>1</u> BLK <u>2</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>DAN LOCKYER</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2871 S. ... RD.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-5226</u>	USE OF EXISTING BLDGS <u>0</u>
(2) APPLICANT <u>Milton Schyfer</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>428 WEST ... WAY</u>	<u>Single Family Residence</u>
(2) TELEPHONE <u>434-7502</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>PR 4.1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't _____
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>10'</u> T.ZONE <u>4'</u> 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>Milton Schyfer</u>	Date <u>10-5-95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>10-5-95</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8619

Utility Accounting [Signature] Date 10-5-95

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)

N →

34'

ACCEPTED Ronnie 10/5/95
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.

5' →

8'

25'
DRIVE WAY

14' →
MULTI-PURPOSE EAS.

24 7/11 PD