

FEE \$ 10.00

BLDG PERMIT NO. 51368

PLANNING CLEARANCE

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

pp?

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 690 25 1/2 Rd TAX SCHEDULE NO. 2945-031-00-111
 SUBDIVISION Gaiser-Ritter Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER James R. Gaiser NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 25 1/2 Rd
 (1) TELEPHONE 243-8245 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT James R. Gaiser USE OF EXISTING BLDGS ~~XXXXXX~~ N/A
 (2) ADDRESS 645 26 Rd G2 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-9096 Construct House S/F

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 R2F-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 15 from PL Rear 30 from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 19

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).

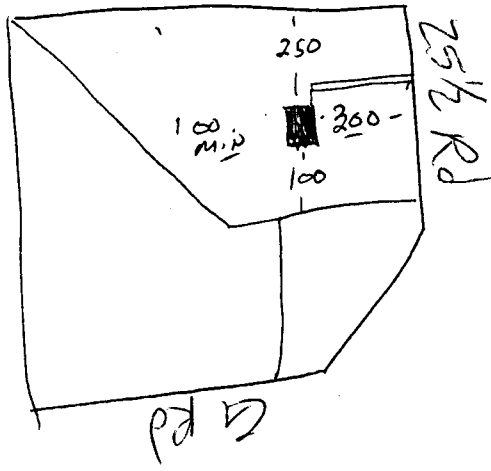
Applicant Signature [Signature] Date 2/22/95
 Department Approval [Signature] Date 2/22/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8132
 Utility Accounting [Signature] Date 2-22-95

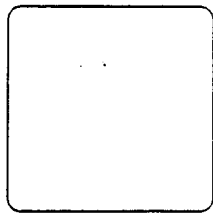
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

ACCEPTED *KKH 2/22/95*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IN WRITING.
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DIVISION 7 DESIGN
3448 APRLEWOOD CIRCLE
GRAND JUNCTION, COLORADO
9708 342-9188

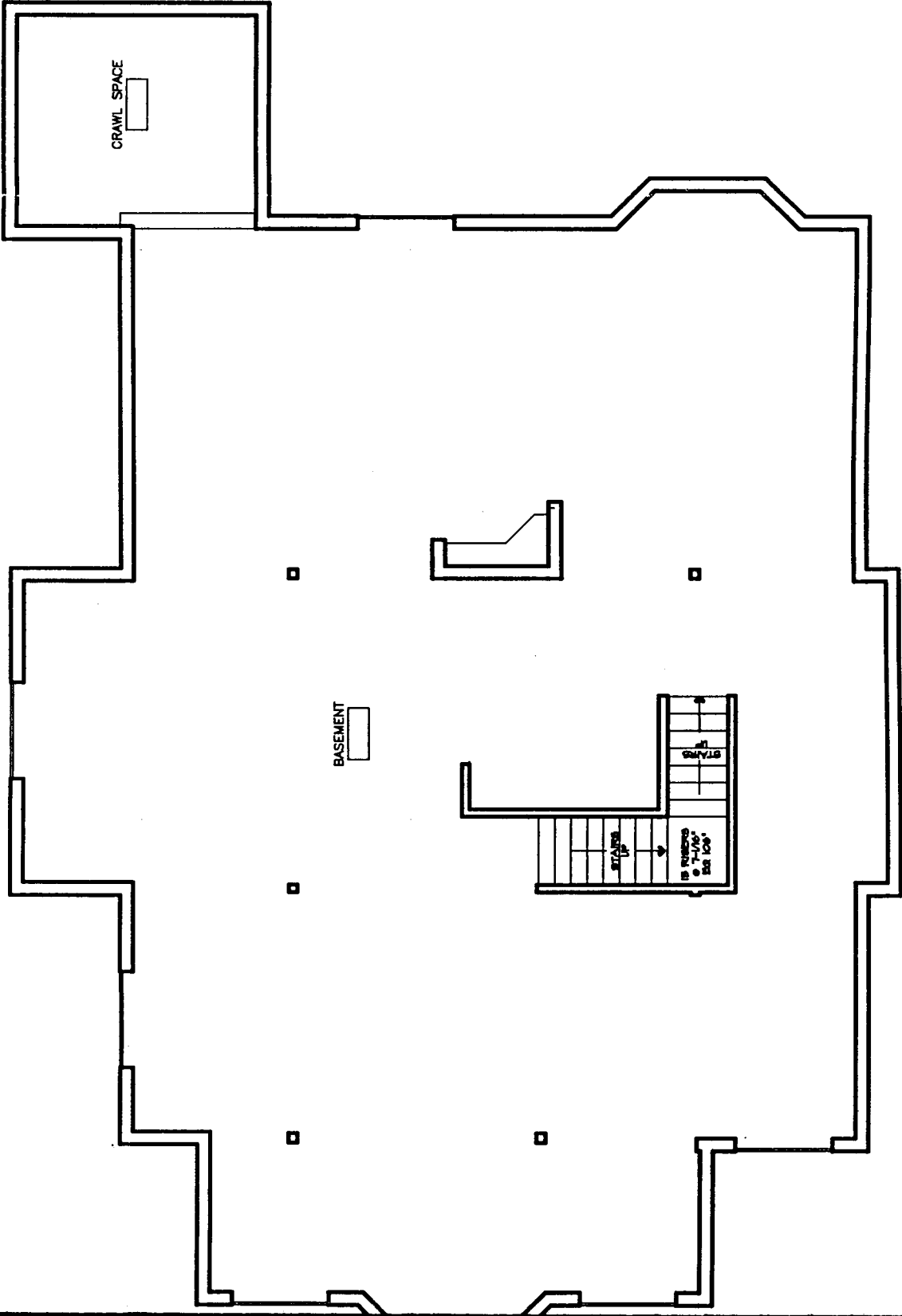


JIM and LENEÉ GRISIER
25.50 G ROAD

Revisions

Date
12/18/94

Sheet No.
AB.0



1
A3.0

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BASEMENT PLAN

1/8" = 1'-0"