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BLDG PERMIT NO. 51506

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 698 25 1/2 RD TAX SCHEDULE NO. 2945-031-0011
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3000
 (1) OWNER JR Hiett NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 698 25 1/2 RD
 (1) TELEPHONE 242-5659 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Marc S Herre USE OF EXISTING BLDGS Lawn Storage
 (2) ADDRESS 686 25 1/2 RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 250-0677 Making a Lawn Storage

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-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' easement from PL Rear 3' or easement from PL Special Conditions _____
 Maximum Height _____ 3' to save - no ext. wall
 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 3-14-95
 Department Approval Bonnie Edwards Date 3-14-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A Septic

Utility Accounting Jackie D. Berry Date 3/14/95

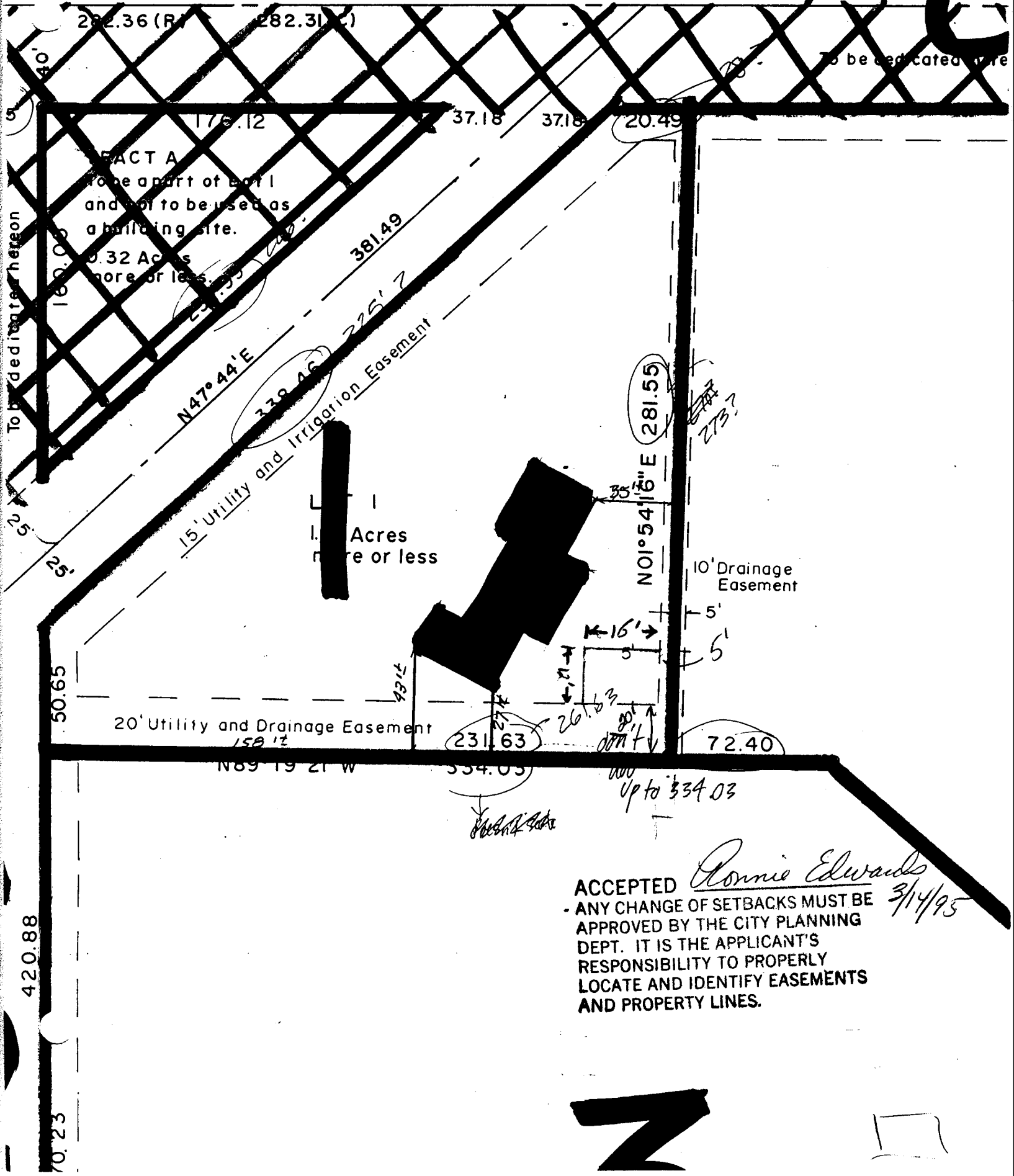
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



FACT A
 To be apart of lot 1
 and not to be used as
 a building site.
 0.32 Acres
 more or less.

15' Utility and Irrigation Easement

1. Acres
 more or less

10' Drainage
 Easement

20' Utility and Drainage Easement

ACCEPTED *Ronnie Edwards*
 - 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. 3/14/95

