

FEE \$ 10
TCP \$ 500

BLDG PERMIT NO. 56463

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

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TAP \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 287³/₄ 27³/₈ TAX SCHEDULE NO. 2945-252-29-003
 SUBDIVISION McAdams SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1216 sq ft
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Carson & Joyce Wood NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 576 Gardner Way
 (1) TELEPHONE 970 434 8368 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS ~~None~~
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: Modular
 (2) TELEPHONE same unit on permanent foundation + driveway 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 R3F-8 Maximum coverage of lot by structures 4570
 SETBACKS: Front 25' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions permanent foundation per Bldg. Dept. Approved HUD # required
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

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 Carson Wood Date 6/6/96

Department Approval Bonnie Edwards Date 6/6/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 3/F-9256

Utility Accounting Miller Truler Date 6-6-96

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)