

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 54241

PC
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JOP

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

H003-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 289 1/2 - 27 3/8 Rd. TAX SCHEDULE NO. 2945-252-24-0001
SUBDIVISION Mc Adams SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800 SF House
FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER Gary Rinderle NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 542-33 Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 434-0510 USE OF EXISTING BLDGS None
(2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: SFR
(2) ADDRESS _____
(2) TELEPHONE _____

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 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height 32'
CENS.T. 13 T.ZONE 80 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).

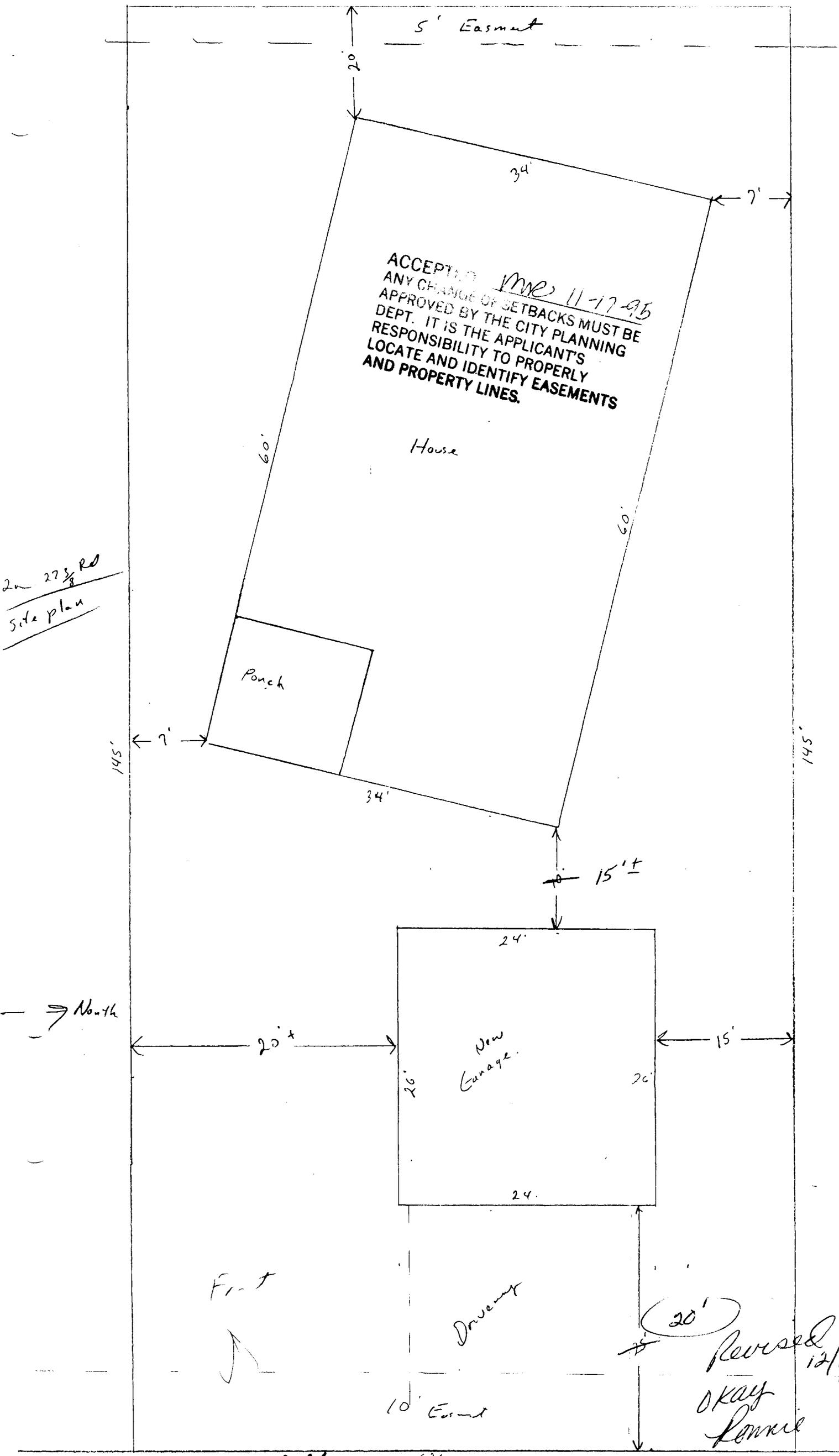
Applicant Signature _____ Date 11-17-95
Department Approval Marcia Babideaux Date 11-17-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. sewer 8749 - S/F
water 9751
Utility Accounting _____ Date _____

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)

2nd 27 3/8 Rd
Site plan



ACCEPTED *Memo 11-17-95*
 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.

House

Porch

New
Garage.

Front

Driveway

Revised 12/1/95
 OKAY
 Ronnie