

FEE \$ 10.00

BLDG PERMIT NO. 51491

PLANNING CLEARANCE

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

project #

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 739 ~~ADVIS~~ 27 Rd. TAX SCHEDULE NO. 2701-354-39-0004

SUBDIVISION BENSON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 1500

(1) OWNER LORRAINE DEBONIS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS ABOVE

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT ~~Geo~~ GEO. PARICEN USE OF EXISTING BLDGS STORAGE

(2) ADDRESS 2481 RIVERA RD #15 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 244-8404 10x20 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-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions accessory structure

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 20

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 3/20/95

Department Approval [Signature] Date 3-20-95

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

Utility Accounting Melie Fowler Date 3-20-95

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 MR 3-20-95
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.

2701 27 Rd.

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