

FEE \$10

BLDG PERMIT NO. 53130

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 666 29.5 Rd TAX SCHEDULE NO. 2943-051-00-098
SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(§) ADDITION 800 sq. ft.
FILING BLK LOT SQ. FT. OF EXISTING BLDG(§) 1800 sq. ft.
(1) OWNER Douglas Morgan + Verna Cox NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 666 29.5 Rd work: NO. OF BLDGS ON PARCEL BEFORE: 6 AFTER: 6 THIS CONSTRUCTION
(1) TELEPHONE 242-8941 244-1637 USE OF EXISTING BLDGS residential + agricultural
(2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS as remove + replace portion of
(2) TELEPHONE above home where foundation has sunk, etc.

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-R Maximum coverage of lot by structures
SETBACKS: Front 50' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt
Side 50' from PL Rear 50' from PL Special Conditions existing legal non-conforming use
Maximum Height CENSUS TRACT TRAFFIC ZONE

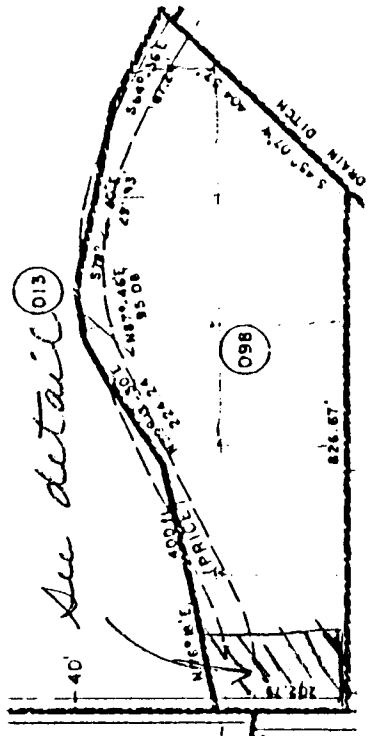
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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).

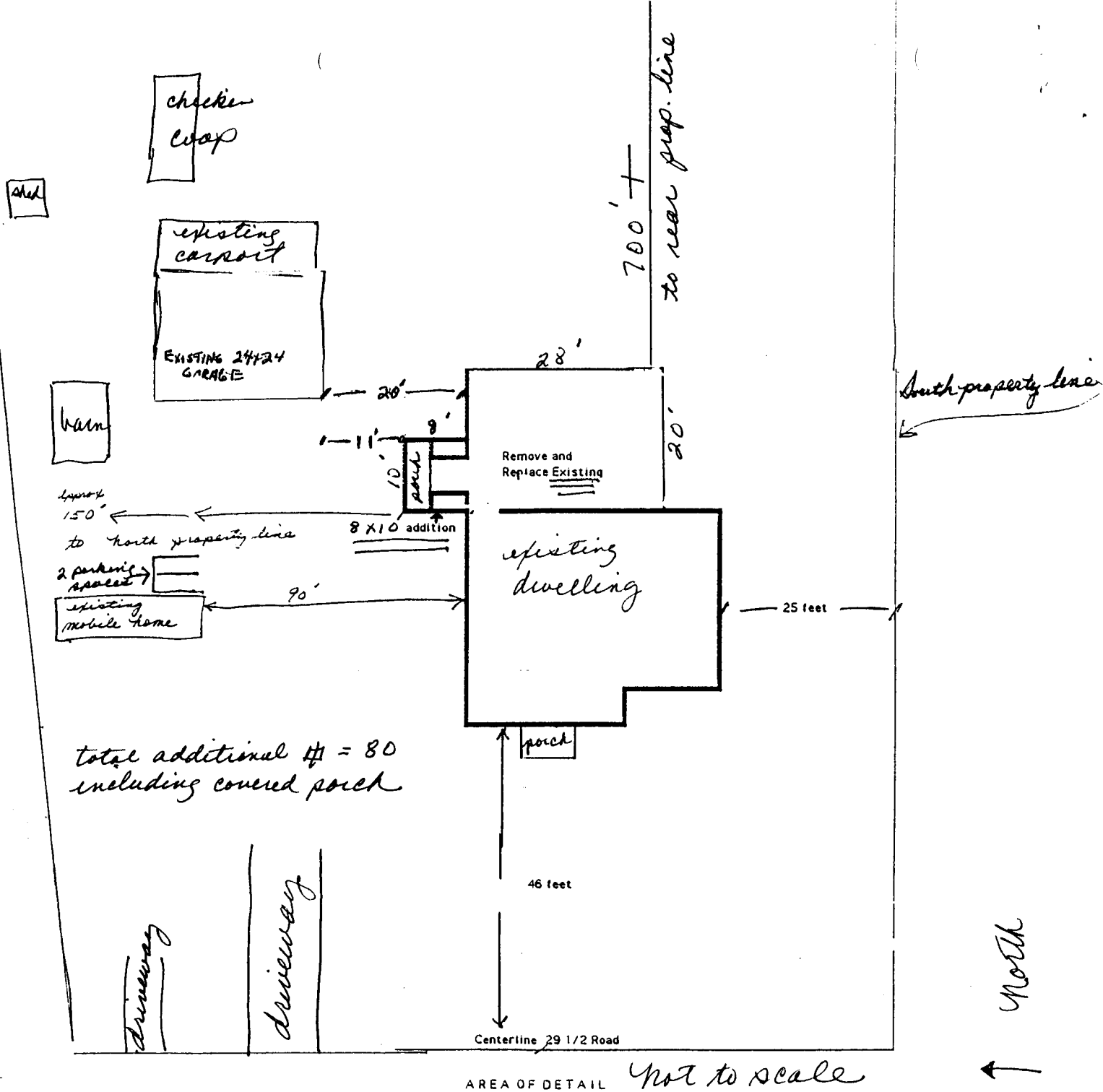
Applicant Signature Verna Cox Date 2-6-95
Department Approval Marcia Rubideaux Date 3-6-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 906-7710-02-1
Utility Accounting Cheekerson Date 3-6-95

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 MC 36-45  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT BY APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND PERMIT EASEMENTS AND PROPERTY LINES.



AREA OF DETAIL *Not to scale*