

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51178

### PLANNING CLEARANCE

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

6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 30 Road TAX SCHEDULE NO. 2993-042-00-019  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x45'  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER James & Peggy Rooks - Peggy Rooks NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 674 30 Road NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 244-9130 USE OF EXISTING BLDGS Home  
 (2) APPLICANT Peggy Rooks DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 674 30 Road \_\_\_\_\_  
 (2) TELEPHONE 244-9130 Garage Annex

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 25%  
 SETBACKS: Front 20' from property line (PL) or  
45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 11 TRAFFIC ZONE 46

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).

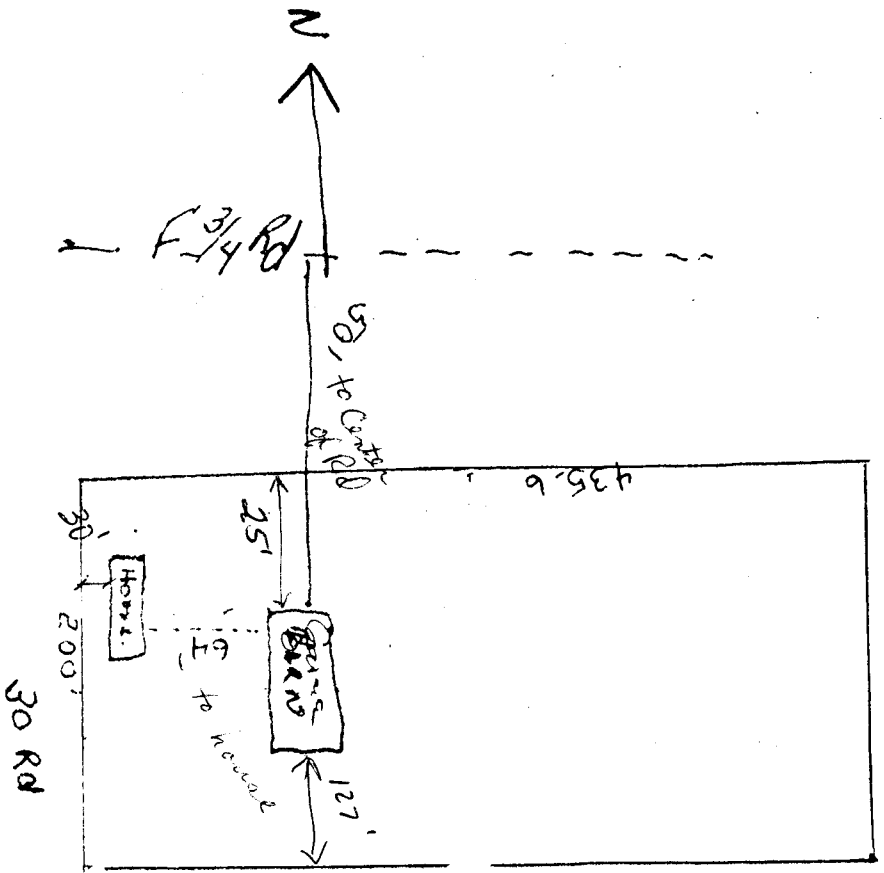
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Peggy Rooks Date 2-15-95  
 Department Approval Gonnie Edwards Date 2-15-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. Not on sewer Septic OK - No plumbing involved  
 Utility Accounting Richardson Date 2-15-95

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)

25  
48  
13.1  
12.5  
0



Layout on Property (NTS)

24 + 48

674-30 Rd

ACCEPTED  
ANY OTHER  
APPROVED  
DEPT. OF  
RESPONSIBLE  
LOCATE AND  
AND PROPERTY LINES.

*Ronnie E. ...* 2/15/95