

FEE \$ 10⁰⁰
TCP \$ — 0 —

BLDG PERMIT NO. 52749

4005-0450-07-7

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 267 Allice Ave TAX SCHEDULE NO. 2945 251 05027
SUBDIVISION Sunland SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x24 garage
FILING _____ BLK 1 LOT 31-32 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER MARSHA Overdorf NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 267 Allice Ave NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 241-4344 USE OF EXISTING BLDGS Home
(2) APPLICANT Donna Clement DESCRIPTION OF WORK AND INTENDED USE: GARAGE
(2) ADDRESS 267 Allice Ave
(2) TELEPHONE 241-4344

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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater
Side 3' from PL Rear 3' from PL
Maximum Height _____
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 Donna Clement Date 07-11-95
Department Approval Marcia Babideaux Date 7-11-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
Utility Accounting Dana Hays Date 7-11-95

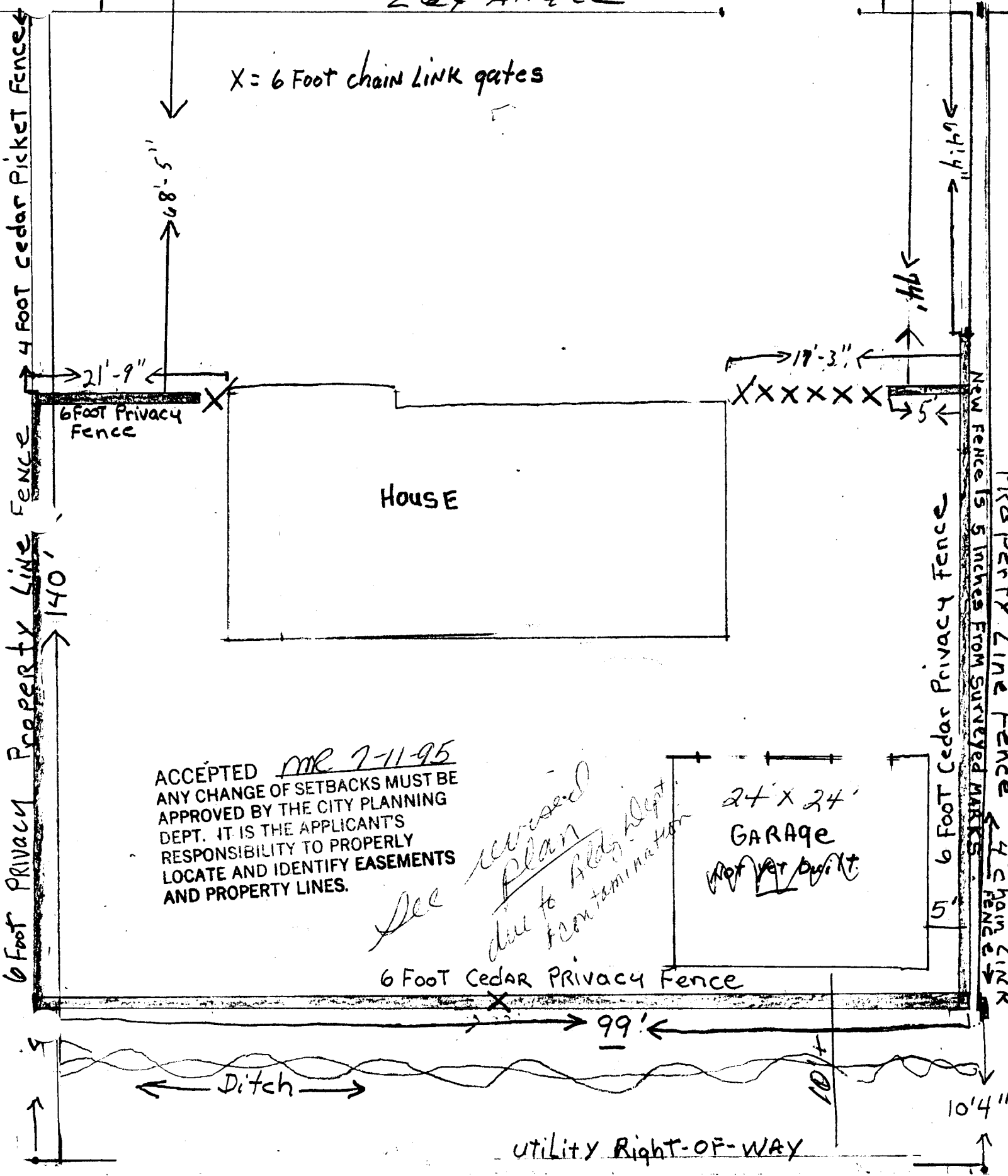
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

267 ALLYCE AVENUE

267 ALLYCE

X = 6 FOOT chain LINK gates

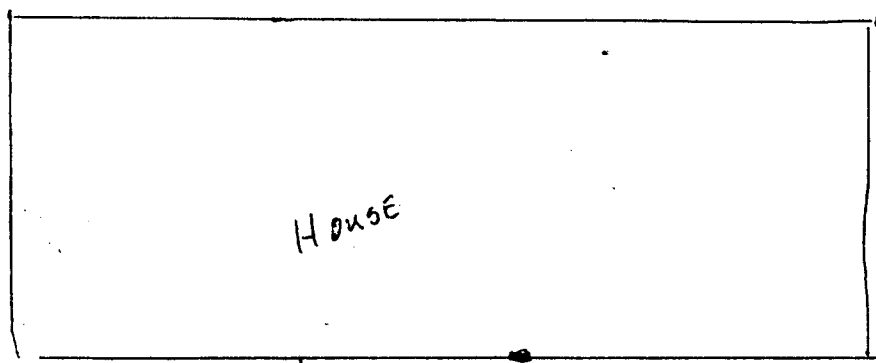


247 Allyce Ave.

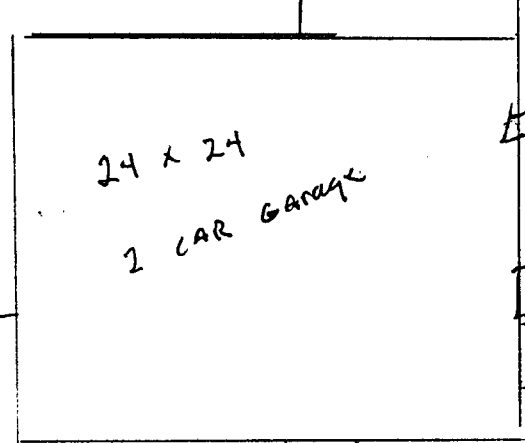
XXXXXX

ACCEPTED *Ronnie 7/13/95*
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.

6' Privacy fence



15' 4"



24' 8"

Grass line

21'

50'

Contamination on surface

5'

6' Privacy fence

14'

6' Privacy fence

10' 4"

Utility EASEMENT

