

FEE \$ 10.00
TCP \$ _____

BLDG PERMIT NO. 52887

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

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015

2008-1950-10-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1036 Belford Ave. TAX SCHEDULE NO. 2945-141-05 ~~ANNOVA~~

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576'²

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

(1) OWNER To Tay Truong NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 1036 Belford Ave. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 242-1099 USE OF EXISTING BLDGS _____

(2) APPLICANT To Tay Truong DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1036 Belford Ave. (2) TELEPHONE 242-1099 24' x 24' Garage (detached)

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 RMF-64 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height to eave CENS.T. 2 T.ZONE 36 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 [Signature] Date 7/20/95

Department Approval [Signature] Date 7-20-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use

Utility Accounting Millie Fowler Date 7-19-95

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)

ACCEPTED MHC 7-20-95
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.

Alley

