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BLDG PERMIT NO. 54129

pc

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

5002-6130-01-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>562 Bluff Ct.</u>	TAX SCHEDULE NO. <u>2945-082-00070</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>224</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>1700+-</u>
(1) OWNER <u>Doug Osborn</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>562 Bluff Ct.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>244-1661</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Same</u>	<u>New storage shed.</u>

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 <u>PR 3.5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>50'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>14</u> T.ZONE <u>91</u> ANNEX# _____

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 <u>Doug Osborn</u>	Date <u>11/3/95</u>
Department Approval <u>Donnie Edwards</u>	Date <u>11/3/95</u>

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

Utility Accounting <u>Michelle Fowler</u>	Date <u>11-3-95</u>
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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)