

FEE \$ 10.00

BLDG PERMIT NO. 51259

PLANNING CLEARANCE

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

3018-0680-06-5 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 111 ROCKCLIFF TAX SCHEDULE NO. 2945-112-14-009
SUBDIVISION ROPER SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22x30
FILING PARTS OF LOT 1&2 SQ. FT. OF EXISTING BLDG(S)
(1) OWNER JOSEPH E. KRABACKER NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS 2224 N. 1ST
(1) TELEPHONE 2439248 NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENTIAL
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE SAME CARPORT

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.

AC STRUCTURE ZONE RSF-5 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Maximum coverage of lot by structures
Parking Req'mt
Special Conditions measurement for setback to eave
CENSUS TRACT 4 TRAFFIC ZONE 25
Side 3' from PL Rear 5' from PL
Maximum Height

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 2-24-95
Department Approval [Signature] Date 2-24-95

- Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A - no change in use
Utility Accounting [Signature] Date 2-24-95

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)

411 BOOKCLIFF AVENUE

130.97' to First St.

N 90°00'00"E

92.65'

ACCEPTED: *MC 2-24-95*
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.

NORTH 139.45'

driveway

SOUTH 139.10'

EASEMENT

FENCE

30'-0"

± 28'-11"

existing shop

CARPORT

22'-0"

42'-6"

S 89° 47' 00" W

92.65'

cantilever roof ovhg.

3'-0"

2'-0"

10'

10'

PSCOE smt

PLOT PLAN 1" = 20'-0"

EAST 79.00' OF LOT 1, AND THE WEST 13.65' OF LOT 2, AMENDED ROPER SUBDIVISION, CITY OF GRAND JUNCTION, MESA CO., COLC

