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BLDG PERMIT NO. 54240

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

PC

9009-3120-03-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2986 Brook wood</u>	TAX SCHEDULE NO. <u>2943 051 50015</u>
SUBDIVISION <u>Brook wood</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>192</u>
FILING <u>1</u> BLK <u>4</u> LOT <u>15</u>	SQ. FT. OF EXISTING BLDG(S) <u>1300</u>
(1) OWNER <u>Mary Geer</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2986 Brook wood</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242 0324</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Mullis const.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>sun</u>
(2) ADDRESS <u>2223 Broadway</u>	<u>Porch</u>
(2) TELEPHONE <u>2435784</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>PR4.4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) or <u>50'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>11</u> T.ZONE <u>45</u> 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 Thomas White Date 11/21/95

Department Approval Ronnie Edwards Date 11/21/95

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

Utility Accounting Miller Fowler Date 11-21-95

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)

Owner MARY GEAR CONTRACTOR JIM MULLIS CONST. # 2950063
JOB 2986 Brookwood - Brookwood sub Lot 15 B4 2943-051-50015
New 12'x16' Sun Porch.

ACCEPTED *Ronnie* 11/21/95
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.

