

FEE \$ N/C

BLDG PERMIT NO. 51761

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

2017-2500-03-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 130 Carlitos Av TAX SCHEDULE NO. 2945-121-03-005
 SUBDIVISION Mantep Heights Sec 12 SQ. FT. OF PROPOSED BLDG(S)/ADDITION - 0 -
1-5-00
 FILING --- BLK --- LOT 45 SQ. FT. OF EXISTING BLDG(S) 4,980 sq. ft
 (1) OWNER William Ellingwood NO. OF DWELLING UNITS
Karen Milbank BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 130 Carlitos
 (1) TELEPHONE 241-7808 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT James H. Palmer USE OF EXISTING BLDGS single-family residence
 (2) ADDRESS 422 1/2 Prospectors Pt. #1 DESCRIPTION OF WORK AND INTENDED USE: Remodel of
(970) kitchen area of house. Remove old cabinets and
 (2) TELEPHONE 303 241-0880 install new ones. Install new flooring;

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 RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions INTERIOR ONLY
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 28

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 James Palmer Date April 10, 1995
 Department Approval Ronnie Edwards Date April 10, 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in S/F use
 Utility Accounting Miller Fowler Date 4-10-95

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)