

FEE \$ 10⁰⁰
TCP \$

BLDG PERMIT NO. 52302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3023-1630-06-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2659 Catalina Dr. TAX SCHEDULE NO. 2701-264-15-020
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x40
 FILING 5 BLK 16 LOT 19 SQ. FT. OF EXISTING BLDG(S) 3505 inc garage
 (1) OWNER Lea W. Huff NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2659 Catalina Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 241-1753 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: hobbies & shop & storage
 (2) ADDRESS
 (2) TELEPHONE

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-4 Maximum coverage of lot by structures
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt
 Side 3' from PL Rear 10' from PL Special Conditions
 Maximum Height CENS.T. 16 T.ZONE B 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).

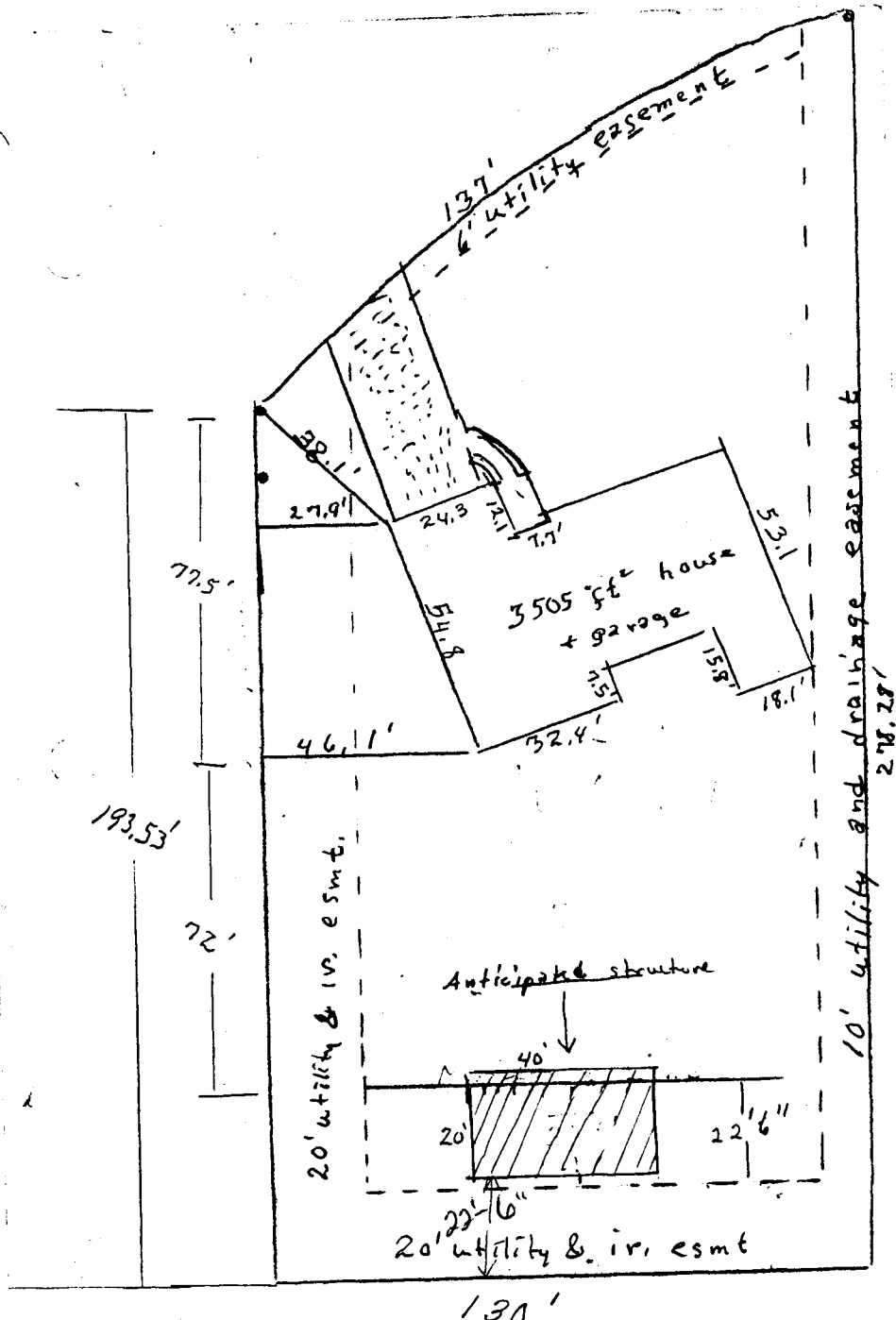
Applicant Signature Lea W. Huff Date June 1, 1995
 Department Approval Ronnie Edwards Date 6/1/95

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

Utility Accounting Melie Fowler Date 6-1-95

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)



Scale: 1" = 40'

ACCEPTED Dorrie Edwards
 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. 6/1/95