

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2759 CHEYENNE</u>	TAX SCHEDULE NO. <u>2945-244-09-977</u>
SUBDIVISION <u>HABITAT</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>384</u>
FILING _____ BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>1025</u>
(1) OWNER <u>TED MONTOYA</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2759 CHEYENNE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-8119</u>	USE OF EXISTING BLDGS <u>SGL FAM RES</u>
(2) APPLICANT <u>ABOVE</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>"</u>	<u>16' x 24' UNATTACHED GARAGE</u>
(2) TELEPHONE <u>"</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>RSF-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>13</u> T.ZONE <u>80</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 <u>Ted Montoya</u>	Date <u>5-9-95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>5-15-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 4006-1275-01-J

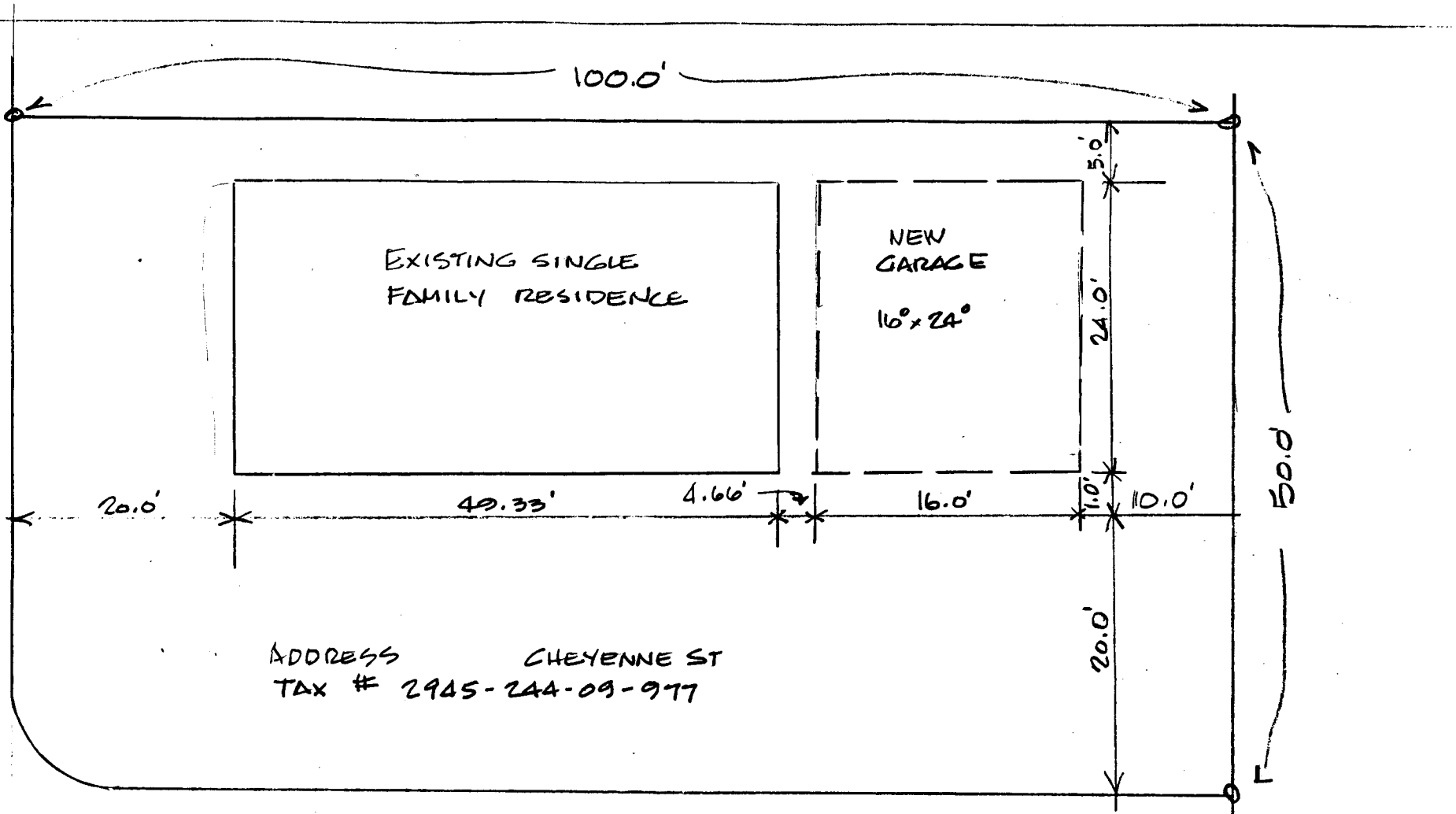
Utility Accounting Chickman Date 5/15/95

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)

MTN VIEW

NORTH



CHEYENNE

ACCEPTED *Ronnie Edwards* 5/15/95

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.

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS

