

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 52617

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

3021-6420-015

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 673 E BLIFF DR TAX SCHEDULE NO. 2945-012-03-019

SUBDIVISION ONAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x12

FILING LOT 13+14 BLK 3 LOT NO 401 OF LOT 13+14 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER THOMAS N. KRIEGSHAUSER NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 673 E BLIFF DR

(1) TELEPHONE 970-241-1195 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT THOMAS N KRIEGSHAUSER USE OF EXISTING BLDGS HOME & STORAGE SHED

(2) ADDRESS 673 E BLIFF DR DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-241-1195 ADD 2ND STORAGE SHED

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 RSE-4
ACCESSORY

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Parking Req'mt _____

Special Conditions _____

CENS.T. 10 T.ZONE 21 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 N. Kriegshauser Date 06-23-95

Department Approval Marcia Platigiani Date 6-23-95

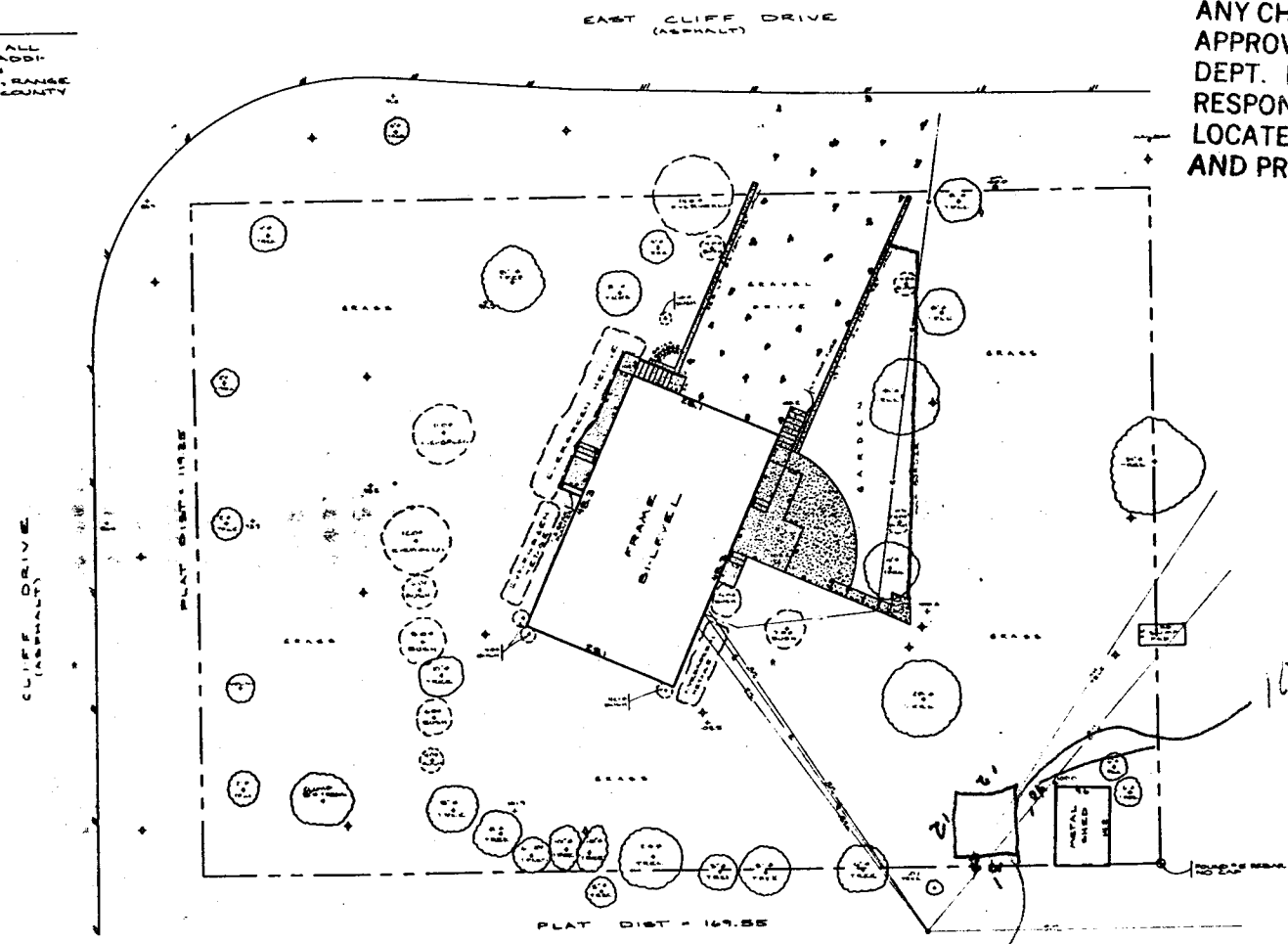
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA - no change on S/F use

Utility Accounting Millie Fowler Date 6-23-95

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)

LEGAL DESCRIPTION
 NORTH 40 FEET LOT 13 AND ALL
 OF LOT 14 BLOCK 3 FIRST ADDI-
 TION TO ONAN SUBDIVISION
 SECTION 17 TOWNSHIP 1 SOUTH RANGE
 1 WEST 10E MERIDIAN, MESA COUNTY
 COLORADO.



ACCEPTED *MR 6-23-95*
 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.

FIGURE 2.2 SITE PLAN

<small>This drawing, prepared for the Grand Junction Municipal Airport Project, is for the use of the U.S. Department of Energy and no other use. It is not a land survey plan or an engineering drawing and it is not to be used for the construction of levees, buildings, or other safety-critical structures.</small>	U.S. DEPARTMENT OF ENERGY	SCALE NO.
	GRAND JUNCTION PROJECT OFFICE COLORADO	65-0550006
	ADDRESS 613 EAST CLIFF DR. GRAND JUNCTION, COLO.	DATE
	DRAWN BY: [unclear] [unclear] [unclear] [unclear] CHECKED BY: [unclear] [unclear]	DATE: 1/1/95
	DRAWING NO. 30-1545-#1	PAGE 1 OF 1