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BLDG PERMIT NO. 52147

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1002 Colorado TAX SCHEDULE NO. 2945-144-23-008
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 112 LOT 31 & 32 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Steve Thatcher NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 174 29 1/2 Rd.
 (1) TELEPHONE 243-3467 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Scott Thatcher USE OF EXISTING BLDGS House + Garage
 (2) ADDRESS 1002 Colorado Ave DESCRIPTION OF WORK AND INTENDED USE:
Take Down Build 2 Car Garage
Make 1 car garage into 2 Car Garage
 (2) TELEPHONE 256-0321

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 B-1 Maximum coverage of lot by structures —
 SETBACKS: Front 40' to Row from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side 0 to 10' from PL Rear 0' to 10' from PL Special Conditions old garage to be removed
after new garage is built
 Maximum Height — CENS.T. 2 T.ZONE 4 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).

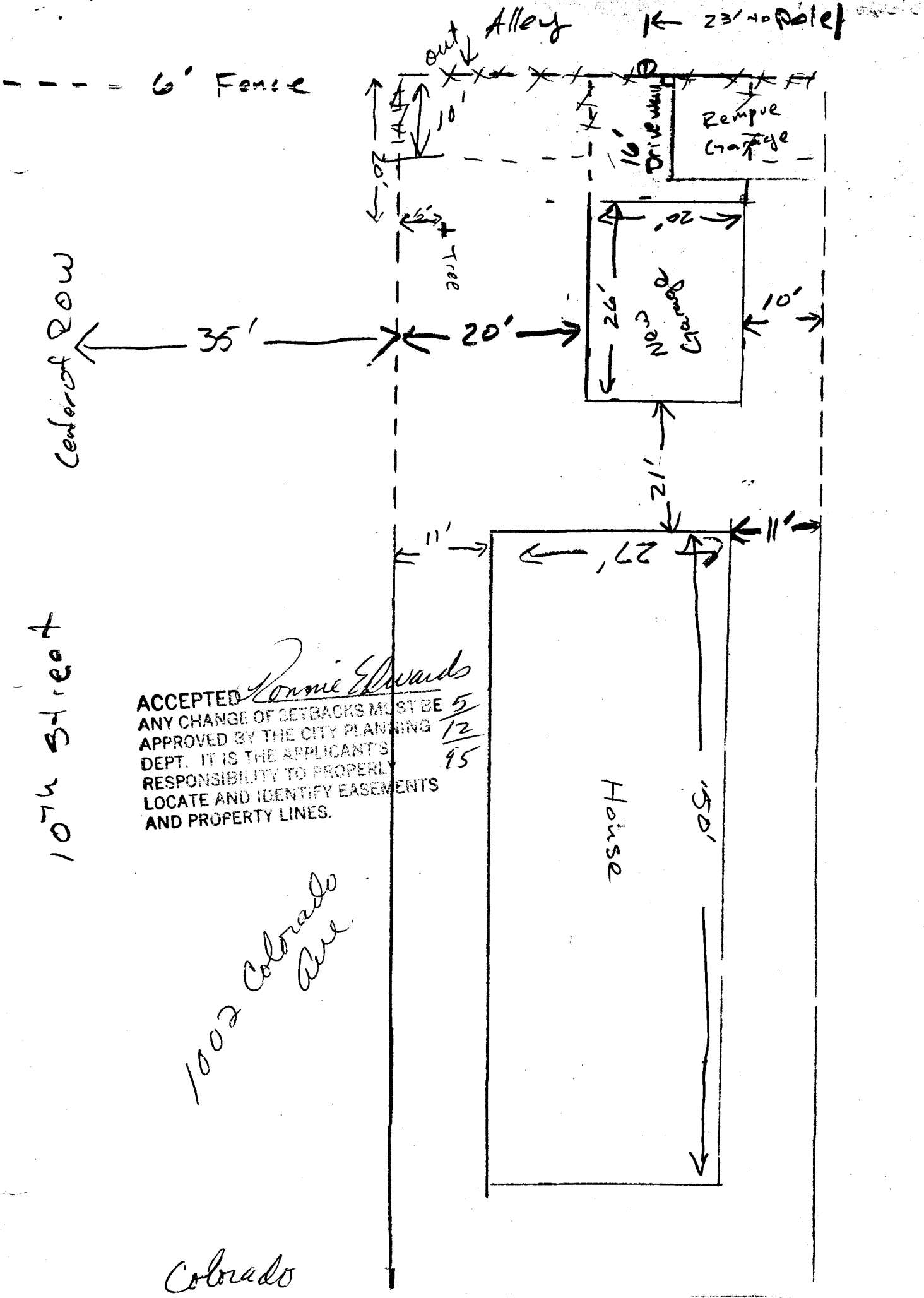
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Scott Thatcher Date 5-2-95
 Department Approval Ronnie Edwards Date 5-12-95

Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. 1003-1910-09-3
 Utility Accounting Chris Van Date 5-12-95

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)



ACCEPTED *Ronnie 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.

5/12/95

1002 Colorado Ave

Colorado