

FEE \$ 10.00
TCP \$

BLDG PERMIT NO. 51827

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 412 Country Club pk. Dr. TAX SCHEDULE NO. 2945-211-07-010
SUBDIVISION Country Club park. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336.
FILING BLK 4 LOT 12 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Robert W. & Luella F. Cross NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 412 Country Club pk. Dr.
(1) TELEPHONE 243-5439 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
(2) APPLICANT Robert W. Cross USE OF EXISTING BLDGS REST.
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: porch.
(2) TELEPHONE _____ on rear of rest - on septic

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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 7' from PL Rear 30' from PL Special Conditions _____
Maximum Height _____
CENS.T. 14 T.ZONE 96 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 Robert W. Cross Date 4-17-95
Department Approval Marcia Rubideaux Date 4-17-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. on septic
Utility Accounting Mellicie Fowler Date 4-17-95

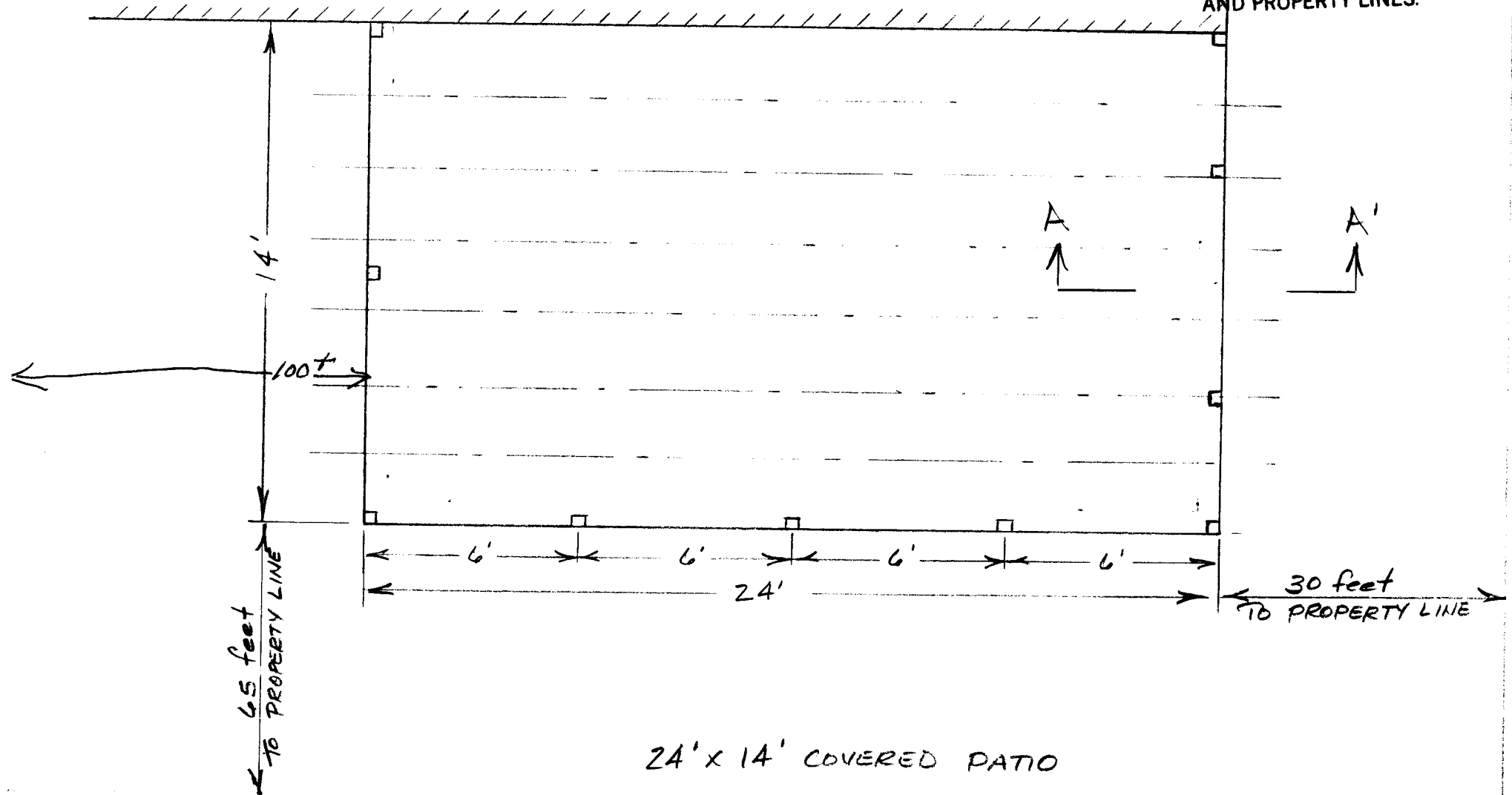
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EXISTING HOUSE
412 COUNTRY CLUB PARK

NOT TO SCALE
but measurements
are accurate

ACCEPTED ME 417-95
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.



24' x 14' COVERED PATIO