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TCP \$ -

BLDG PERMIT NO. 53276

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

4002-0310-19-5 THIS SECTION TO BE COMPLETED BY APPLICANT 2945-233-07-006

BLDG ADDRESS 1638 Dolores St TAX SCHEDULE NO. ~~18100~~

SUBDIVISION Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 3 LOT 14-15 SQ. FT. OF EXISTING BLDG(S) 536 sq ft

(1) OWNER PAUL Leo GAEBLEIN NO. OF DWELLING UNITS  
BEFORE: one AFTER: one THIS CONSTRUCTION

(1) ADDRESS 1638 Dolores St

(1) TELEPHONE 241-2440 NO. OF BLDGS ON PARCEL  
BEFORE: 3 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAMIE USE OF EXISTING BLDGS HOME, GARAGE, Shed

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: GARAGE

(2) TELEPHONE \_\_\_\_\_ baby shop

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 RMF-16 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL to eave Rear 10' from PL  
Special Conditions Side setback of 3' must be measured to eave

Maximum Height \_\_\_\_\_ CENS.T. 13 T.ZONE 80 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 Paul Leo Gaeklein Date \_\_\_\_\_

Department Approval Marcia Babidany Date 8-18-95

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

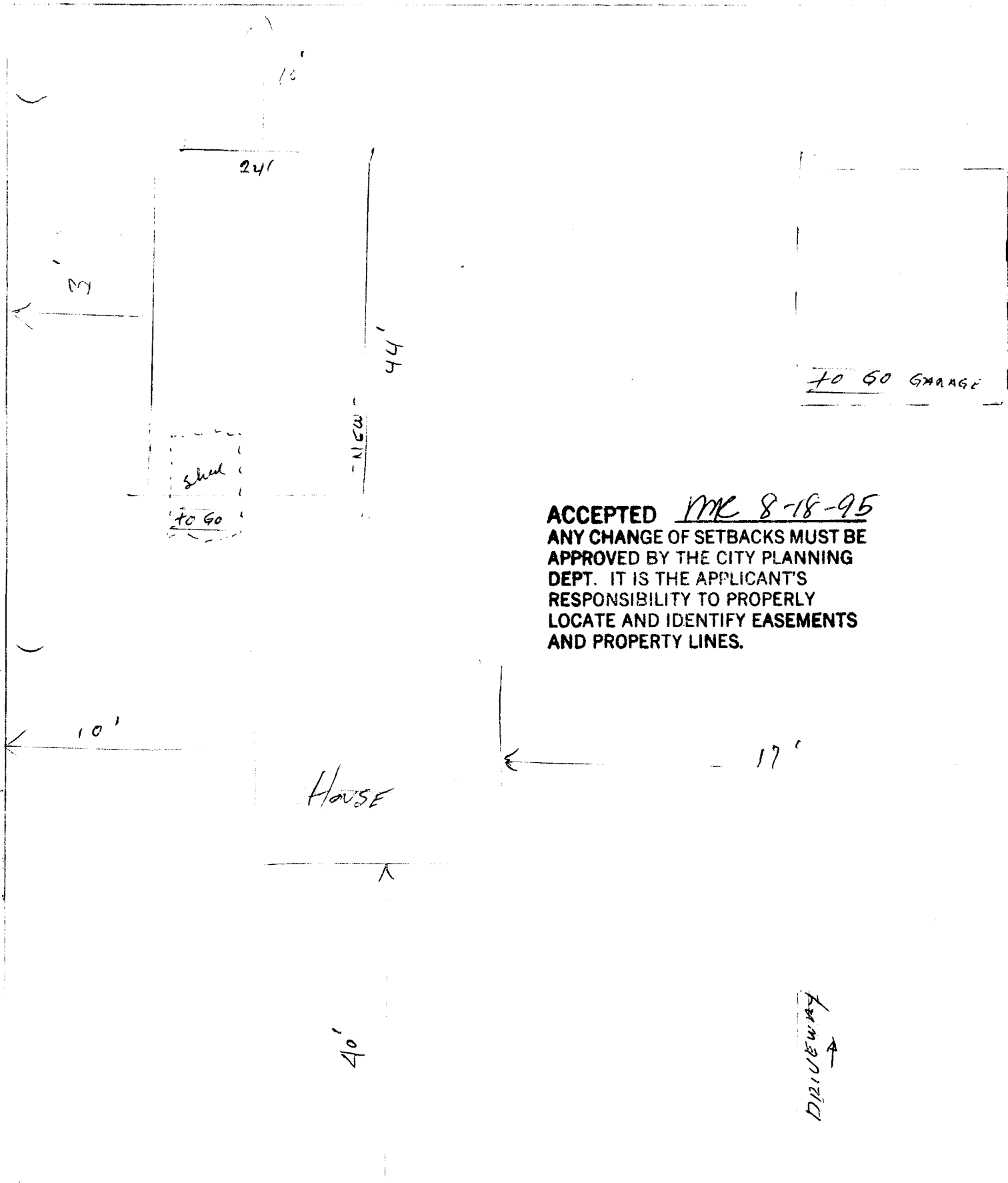
Utility Accounting Miller Fowler Date 8-18-95

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)

ALLOT

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**ACCEPTED** MC 8-18-95  
 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.

1638 DOLORES ST  
GJ CO. 81502

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