

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>

*See previous clearance*

BLDG PERMIT NO. <u>53131</u>
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*X*

9008-1030-01-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2918 E 7<sup>1</sup>/<sub>2</sub></u>	TAX SCHEDULE NO. <u>2943-082-00-053</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1901</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Bruce &amp; Nancy Price</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1708 Serifina W. NV. Price</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>702 369 7248</u>	USE OF EXISTING BLDGS <u>Residential Home</u>
(2) APPLICANT <u>Bruce Price</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Adding Additional Bathroom</u>
(2) ADDRESS <u>Same</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-4</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req't <u>—</u>
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>changed plans to add extra bathroom</u>
Maximum Height <u>5' garage 10' rear</u>	CENS.T. <u>11</u> T.ZONE <u>52</u> ANN# <u>—</u>

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>[Signature]</u>	Date <u>8-18-95</u>
Department Approval <u>[Signature]</u>	Date <u>8/18/95</u>

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A *no change in S/F use*

Utility Accounting [Signature] 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)