

FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 52619

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

9010380 02000000 **THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 575 Eastwood St. TAX SCHEDULE NO. 2943-081-27-009

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

FILING 1 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Dick & Kathy Winters NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Same

(1) TELEPHONE 245-9808 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Kathy Winters USE OF EXISTING BLDGS Residence

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

(2) TELEPHONE \_\_\_\_\_ patio cover

**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 PR 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 5' from PL Rear 10' easement from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 11 T.ZONE 51 ANNEX# \_\_\_\_\_

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 Kathy Winters Date 6/26/95

Department Approval Ronnie Edwards Date 6/26/95

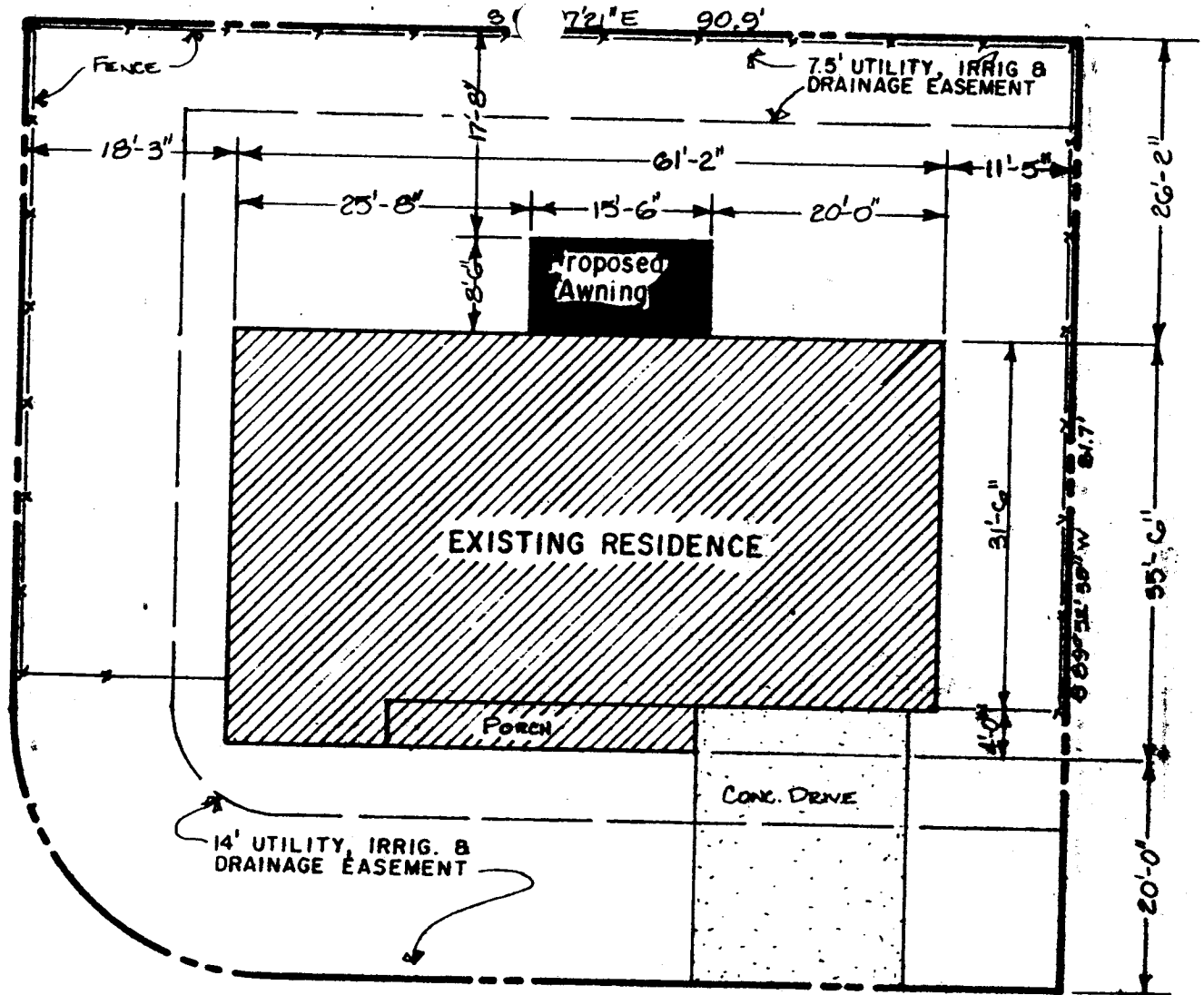
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A No change in S/F use.

Utility Accounting Clara Paul Cole Date 6/26/95

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)

BOOKCLIFF AVENUE



ACCEPTED *Ronnie* 6/26/95  
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.

EASTWOOD STREET

**Plot Plan**  
SCALE: 1" = 15'