

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50996

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 579 EASTWOOD TAX SCHEDULE NO. 2943-081-27-007
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1836
 FILING 1 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THUNDER MOUNTAIN BUILDERS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 N. PLACER CT G.J. 81504
 (1) TELEPHONE 243-6267 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ RESIDENTIAL HOME

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) or _____ Parking Req'mt _____
25' or 15' b/w from center of ROW, whichever is greater
 Side 10' from PL Rear 10' or easement Special Conditions ACC Approval
blg from PL required.
 Maximum Height _____ CENSUS TRACT 11 TRAFFIC ZONE 51

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 J. Hall Date Jan 26, 1995
 Department Approval Ronnie Edwards Date 1-26-1995

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8086 S/F
 Utility Accounting Mellie Fowler Date 1-26-95

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

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

ACCEPTED
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.

25 E. Wood 1/26/95

