

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51504

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2566 F Road TAX SCHEDULE NO. 2945-034-00-182
 SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288⁴
 FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 1536⁴
 (1) OWNER Joe J. Bellini NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2566 F Road NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-0675 USE OF EXISTING BLDGS residence
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS Same add bath & sewing room
 (2) TELEPHONE Same

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 45' from property line (PL) or 75' from center of ROW, whichever is greater Parking Req'mt _____
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 24

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).

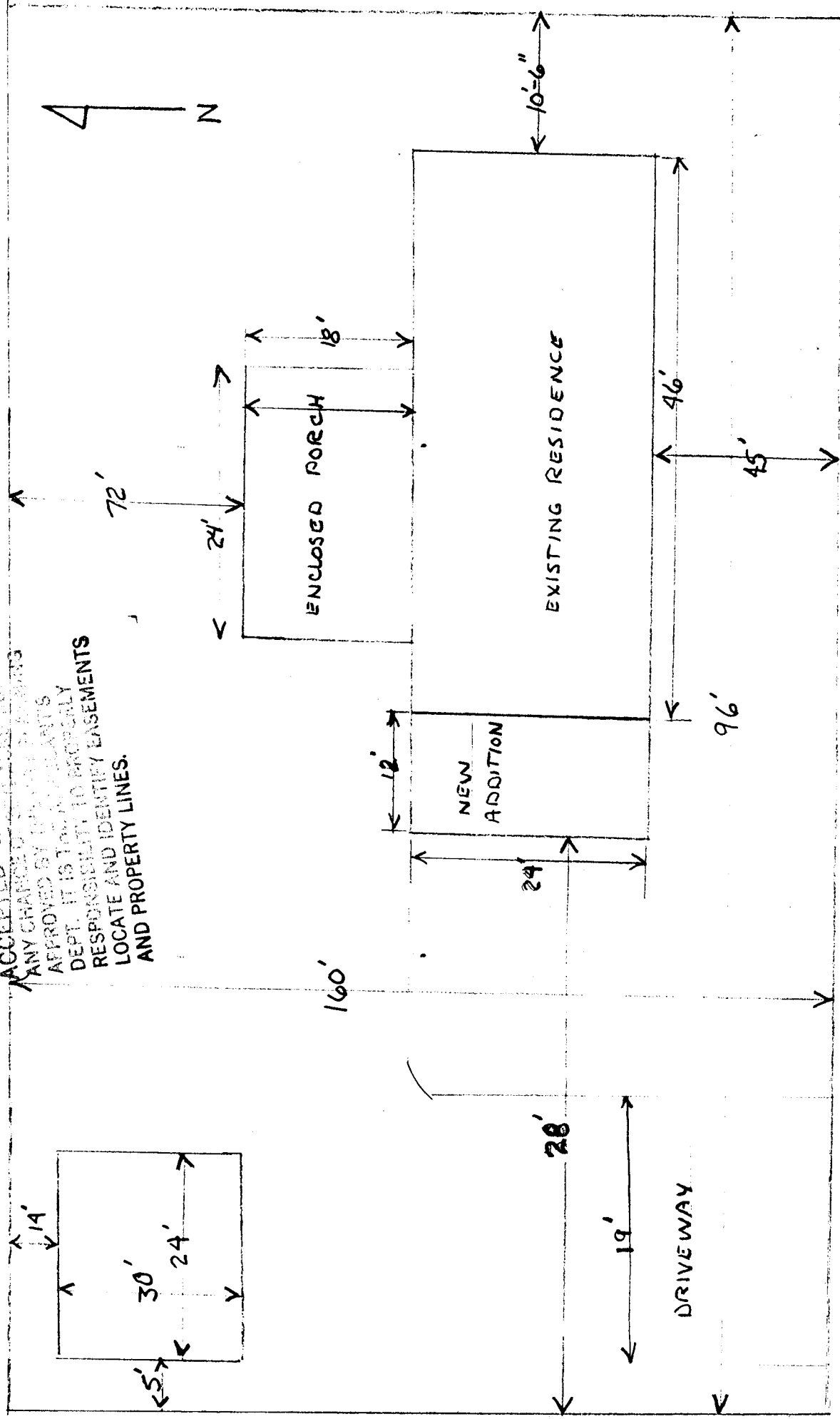
Applicant Signature Joe J. Bellini Date 3/21/95
 Department Approval Donnie Edwards Date 3/21/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Cherubino Date 3-21-95

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)

Redline to 3/21/95

ACCEPTED AS SHOWN
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING DEPT. IT IS THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



PLOT PLAN
N.T.S.

JOE REODING
2566 F RD.
G. Jct. COLO

F.R.D.

15,680 SQ.FT. OF LOT
 1536 SQ.FT. OF HOME
 720 SQ.FT. OF GARAGE
 288 SQ.FT. OF ADDITION