

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 54463

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

*PC
tcp*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1045 GRAND TAX SCHEDULE NO. 2945-144-02-006
SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 56 sq ft.
FILING — BLK 87 LOT 13,14 SQ. FT. OF EXISTING BLDG(S) 2400'
(1) OWNER DAVID AND KATHY PAYNE NO. OF DWELLING UNITS
BEFORE: 4 AFTER: 4 THIS CONSTRUCTION
(1) ADDRESS 1045 GRAND NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-3067 USE OF EXISTING BLDGS —
(2) APPLICANT STEVEN LEE DESCRIPTION OF WORK AND INTENDED USE: 4x14 Redwood
(2) ADDRESS 202 CHIPETA AVE. Deck
(2) TELEPHONE 245-3343

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-64 Maximum coverage of lot by structures —
SETBACKS: Front 20' from property line (PL) Parking Req'mt —
or 45' from center of ROW, whichever is greater Special Conditions —
Side 10' from PL Rear 20' from PL
Maximum Height —
CENS.T. 2 T.ZONE 36 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 Steven Lee Date 12/14/95
Department Approval Ronnie Edwards Date 12/14/95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 2001-1820-04-8
Utility Accounting Richardson Date 12-14-95

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)

GRAND AVE
PROPERTY LINE



FRONT

DAVID & KATHY PAYNE
1045 GRAND

SITE PLAN

EXISTING
STRUCTURE
1043 GRAND

SHARED
DRIVEWAY

EXISTING
STRUCTURE
1045 GRAND

3rd ENTRY DOOR

16'

PROP. LINE

PROPOSED DECK 4' X 14'

4'

ACCEPTED *Ronni 12/14/95*
ANY CHANGE OF DETAILS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3rd ENTRY DOOR

STEPS

4'

70'

ALLEY WAY