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BLDG PERMIT NO.	53257
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PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2600 Grand Ave TAX SCHEDULE NO. 2945-131-09-015

SUBDIVISION Mesa Gardens SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING — BLK 9 LOT 1 SQ. FT. OF EXISTING BLDG(S) 960 ±

(1) OWNER Patrick & Patricia Garner NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2600 Grand

(1) TELEPHONE 345-3971 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Home

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: remodel

(2) TELEPHONE _____ garage into bedroom, bath, utility/stor

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-8 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions Interior only

CENS.T. 7 T.ZONE 38 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 Patricia H. Garner Date Aug 17, 1995

Department Approval Ronnie Edwards Date 8/17/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NONE

Utility Accounting Marshall Cole Date 8/17/95

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)