

FEE \$ 1000
TCP \$ 500.00

BLDG PERMIT NO. 53563

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

UPC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2565 - 5th Rd TAX SCHEDULE NO. 2945-031-26-002
SUBDIVISION ERICSON RETTER SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500
FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER EARL RETTER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1410 - NORTHAVE NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE 245-7365 USE OF EXISTING BLDGS ~~Single Family Res.~~ NA
(2) APPLICANT LOPEZ Carol DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 3032 E 1/2 Rd. _____
(2) TELEPHONE 434-5954 Single Family Res.

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-1 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 15' from center of ROW, whichever is greater Special Conditions _____
Side 15' from PL Rear 30' from PL _____
Maximum Height 32' _____
CENS.T. 10 T.ZONE 19 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 Chad Date 9-21-95
Department Approval Marcia Date 9-21-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8619-S/F
Utility Accounting Miller Date 9-21-95

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

