

FEE \$ 1000

BLDG PERMIT NO. 51379

PLANNING CLEARANCE

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

7002-0950-07-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 635 Grand Mesa TAX SCHEDULE NO. 2945-233-06-023
 SUBDIVISION Giffords Replat Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28 X 40
 FILING --- BLK 1 LOT 17 thru 21 SQ. FT. OF EXISTING BLDG(S) 24 X 24
35 X 50
 (1) OWNER Pete & Sheila Corbett NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 635 Grand Mesa Ave
 (1) TELEPHONE 241-8530 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Pete & Sheila Corbett USE OF EXISTING BLDGS Home
 (2) ADDRESS 635 Grand Mesa Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-8530 New Garage

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-16 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 36' CENSUS TRACT 13 TRAFFIC ZONE 80

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).

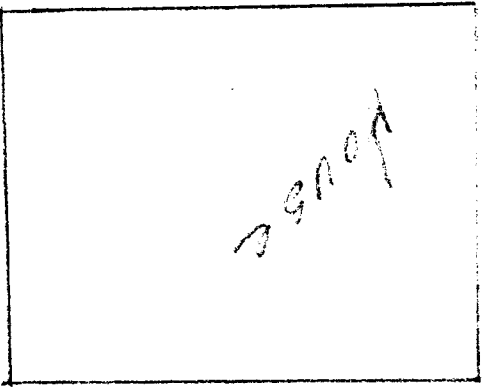
Applicant Signature Sheila Corbett Date 3-8-95
 Department Approval Connie Edwards Date 3-8-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Millie Fowler Date 3-8-95

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)

EXISTING GARAGE
24X24

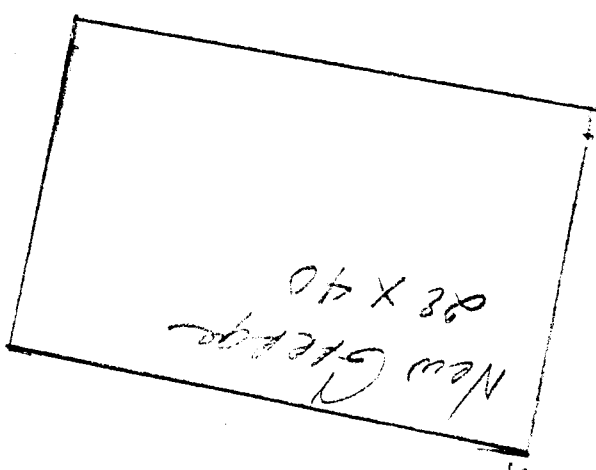
Driveway



Driveway

EXISTING SHED

Alley



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.

Donna Curran
3/1/95

635 GRAND MESA AVE