

FEE \$ 10.00

BLDG PERMIT NO. 51383

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2535 HILL AVE TAX SCHEDULE NO. 2945-131-05-009
 SUBDIVISION TELLER ARM SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576'
 FILING 1 BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1300'
 (1) OWNER NORMAN D. REICHEN NO. OF DWELLING UNITS
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION
 (1) ADDRESS 2535 HILL AVE.
 NO. OF BLDGS ON PARCEL
 BEFORE: ONE AFTER: TWO THIS CONSTRUCTION
 (1) TELEPHONE 241-2146
 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
 (2) APPLICANT SAME AS OWNER DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ NEW TWO CAR 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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 7 TRAFFIC ZONE 38

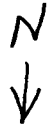
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Norman D. Reichen Date 3-6-95
 Department Approval Marcia Babidiansky Date 3-6-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2006-1770-04-4
 Utility Accounting _____ Date 3-6-95

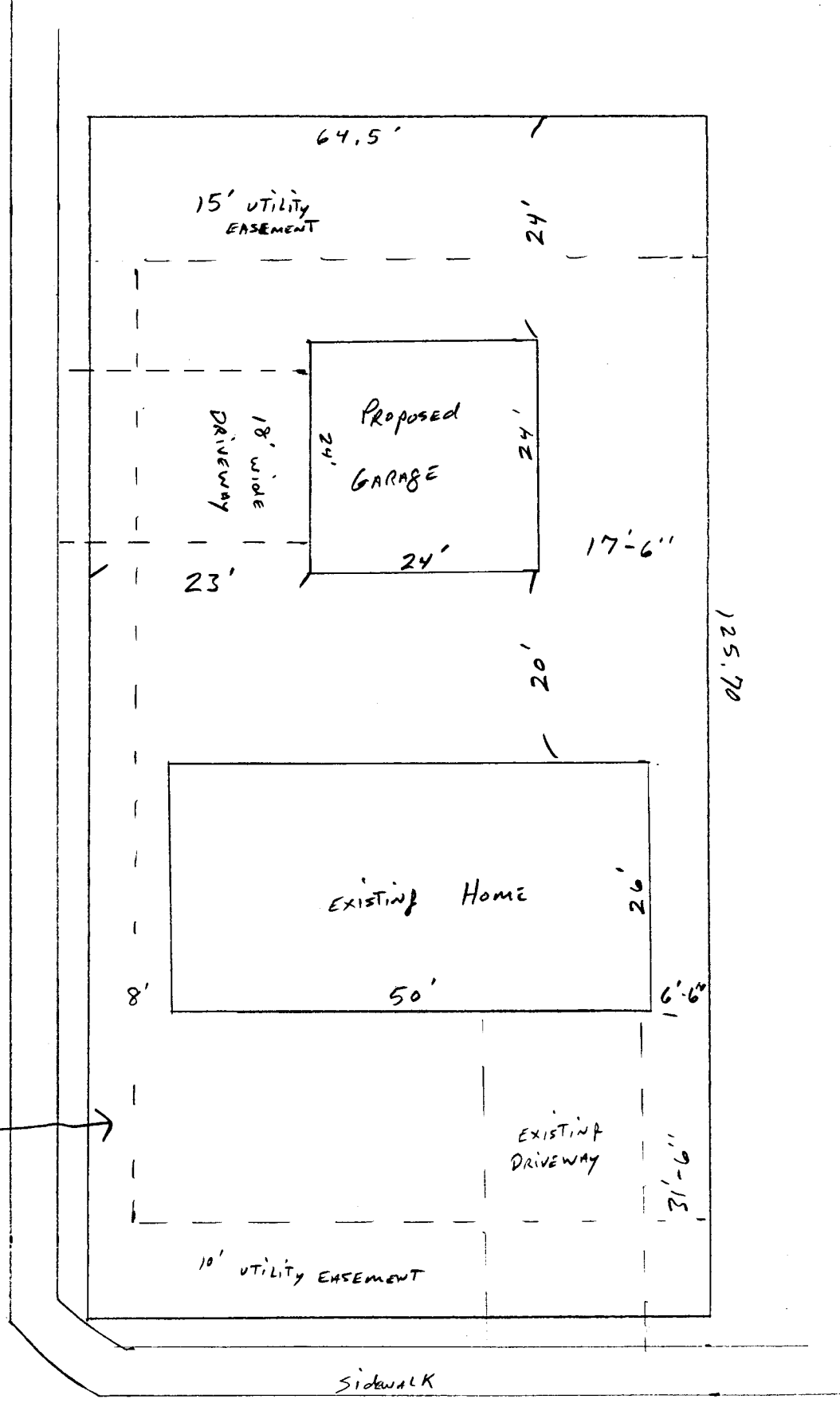
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED MR 3-6-95
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.

N. 26TH STREET

5' EASEMENT



2535 HILL AVE