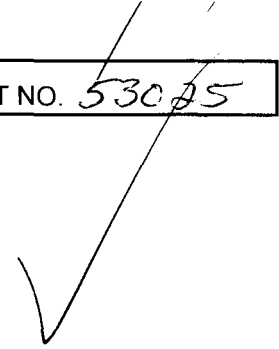


FEE \$	1000
TCP \$	—

BLDG PERMIT NO.	53025
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



3023-2935-01-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2618 H. Rd	TAX SCHEDULE NO.	2701-263-00-013
SUBDIVISION	—	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	Screened Porch. 19x14 266
FILING	— BLK — LOT —	SQ. FT. OF EXISTING BLDG(S)	2900 Sq.
(1) OWNER	John C Calosimia	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	2618 H. Rd	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	243-7959	USE OF EXISTING BLDGS	Home
(2) APPLICANT	John C Calosimia	DESCRIPTION OF WORK AND INTENDED USE:	Screened Porch
(2) ADDRESS	Same		
(2) TELEPHONE			

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-R	Maximum coverage of lot by structures	25%
SETBACKS: Front	— from property line (PL) or 80' from center of ROW, whichever is greater	Parking Req'mt	—
Side	50' from PL	Special Conditions	—
Rear	50' from PL		
Maximum Height	32'		
		CENS.T.	16 T.ZONE
			13 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	John C Calosimia	Date	8-4-95
Department Approval	Ronnie Edwards	Date	8-4-95

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. NA - no change in 3/F use

Utility Accounting	Miller, Jorely	Date	8-4-95
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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)

ACCEPTED *Ronnie 8/4/95*
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.

