

FEE \$ 10.00

BLDG PERMIT NO. 51273

PLANNING CLEARANCE

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

3023-2925-01-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2625 H Rd TAX SCHEDULE NO. 2701-352-51-001
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4500
 (1) OWNER Sam Suplizo NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2625 H Rd
 (1) TELEPHONE 243-4144 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Paul Smith USE OF EXISTING BLDGS RES.
 (2) ADDRESS 2345 mesa DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 248-8624 Carport + Living Rm extension

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) or 55' from center of ROW, whichever is greater Parking Req'mt _____
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 1017

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 Paul Smith Date _____
 Department Approval Marcia Rabideaux Date 2-24-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Miller Fowler Date 2-24-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

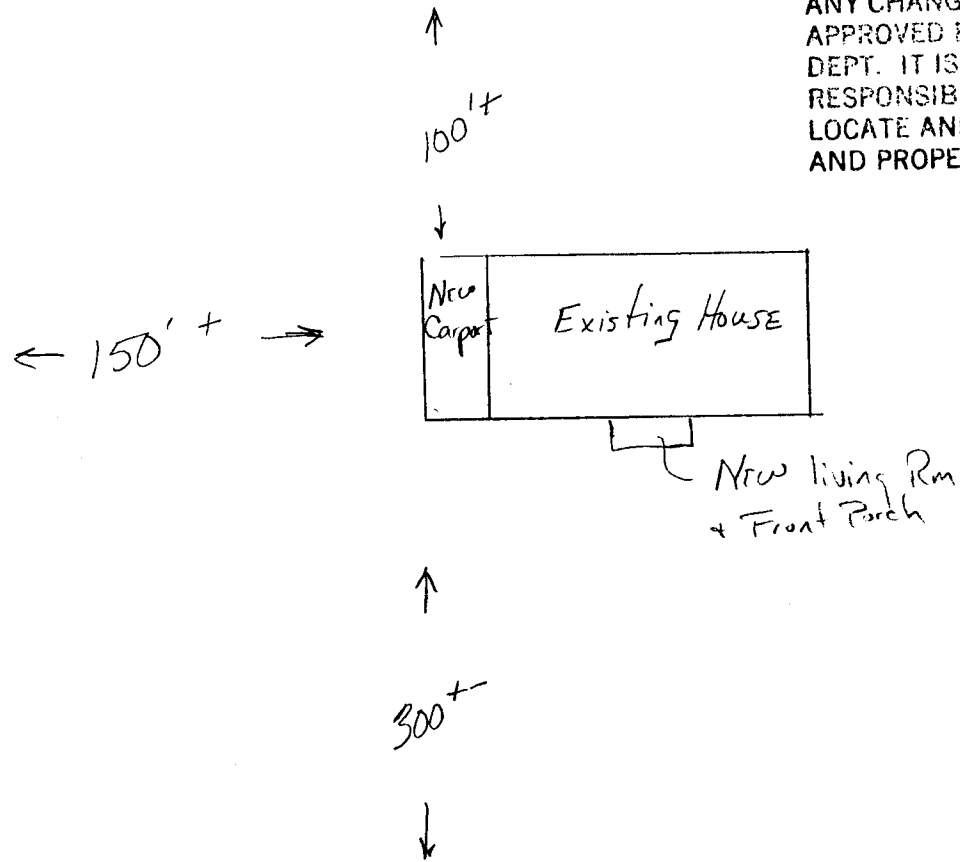
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2625 H Rd



H Rd

ACCEPTED MR 2-24-95
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.



Not To Scale

