

FEE \$ 10.00

BLDG PERMIT NO. 52483

PLANNING CLEARANCE

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

2023-2955-01-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2716. H Rd TAX SCHEDULE NO. 2701-253-06-004
 SUBDIVISION North Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 #
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 3000 #
 (1) OWNER Hughes NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS PO Box 40254 8154 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 243-3000 USE OF EXISTING BLDGS storage
 (2) APPLICANT Hughes DESCRIPTION OF WORK AND INTENDED USE: pole barn
 (2) ADDRESS _____
 (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-1 Maximum coverage of lot by structures 25%
 SETBACKS: Front rear 1/2 of parcel from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 3 from PL Rear 3 from PL Special Conditions No part of structure
 Maximum Height 32 to extend into easement -
ACC approval required
 CENSUS TRACT 16 TRAFFIC ZONE 13

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 RE [Signature] Date 5/30/95
 Department Approval Kathy Postum Date 6/5/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use
 Utility Accounting Mellie Fowler Date 6-5-95

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)



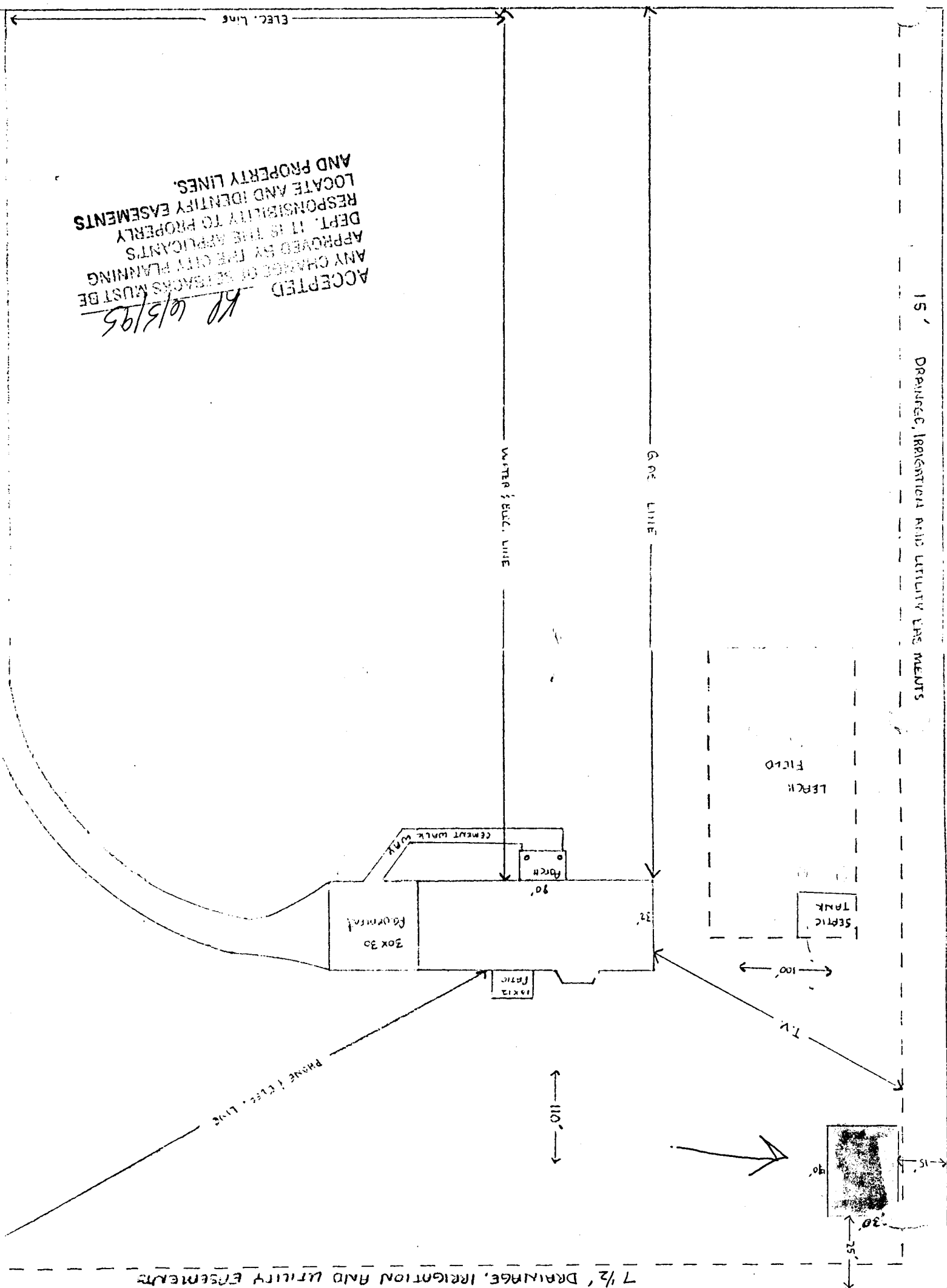
H Rd

346.21'

15' DRAINAGE, IRRIGATION AND UTILITY EASEMENTS

111.00

ACCEPTED
R/L 6/3/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



7 1/2' DRAINAGE, IRRIGATION AND UTILITY EASEMENTS

344.28'