

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 54235

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

UPC

3002-1250-11-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 264 Independent Av TAX SCHEDULE NO. 2945-104-00-087
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 768 s.f.
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 780 s.f.
(1) OWNER Joe Laurita NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 264 Independent Av
(1) TELEPHONE (970) 245-8521 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Home
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Same new detached 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 30' from property line (PL) Parking Req't _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 3' from PL Rear 3' from PL
Maximum Height to eave
CENS.T. 3 T.ZONE 10 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 [Signature] Date 11/22/95

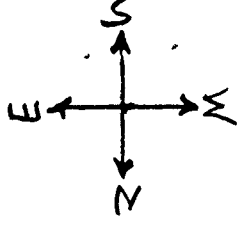
Department Approval Ronnie Edwards Date 11/22/95

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

Utility Accounting Millie Fowler Date 11-22-95

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)



← Independent AV. →

2945-104-00-087
RSF-8

ACCEPTED Ronnie 11/22/95
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.

