

FEE \$ 1000

BLDG PERMIT NO. NA-7

PLANNING CLEARANCE

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

9112-2300-04-D THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 589 W. Indian Cr. D. TAX SCHEDULE NO. 2943-071-13-017

SUBDIVISION Peppertree #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 3 BLK — LOT 6A SQ. FT. OF EXISTING BLDG(S) 864

(1) OWNER Jane Conn NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS SAME AS Bldg. Address

(1) TELEPHONE (303) 242-7927 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT — USE OF EXISTING BLDGS residence

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: extending deck w/ lattice

(2) TELEPHONE — COVER

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 PR-20 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 — from PL Rear 15' from PL Special Conditions Townhomes

Maximum Height — CENSUS TRACT 6 TRAFFIC ZONE 29

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 Jane Conn Date 4-4-95

Department Approval Donnie Edwards Date 4-4-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in use

Utility Accounting Mellie Fowler Date 4-4-95

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

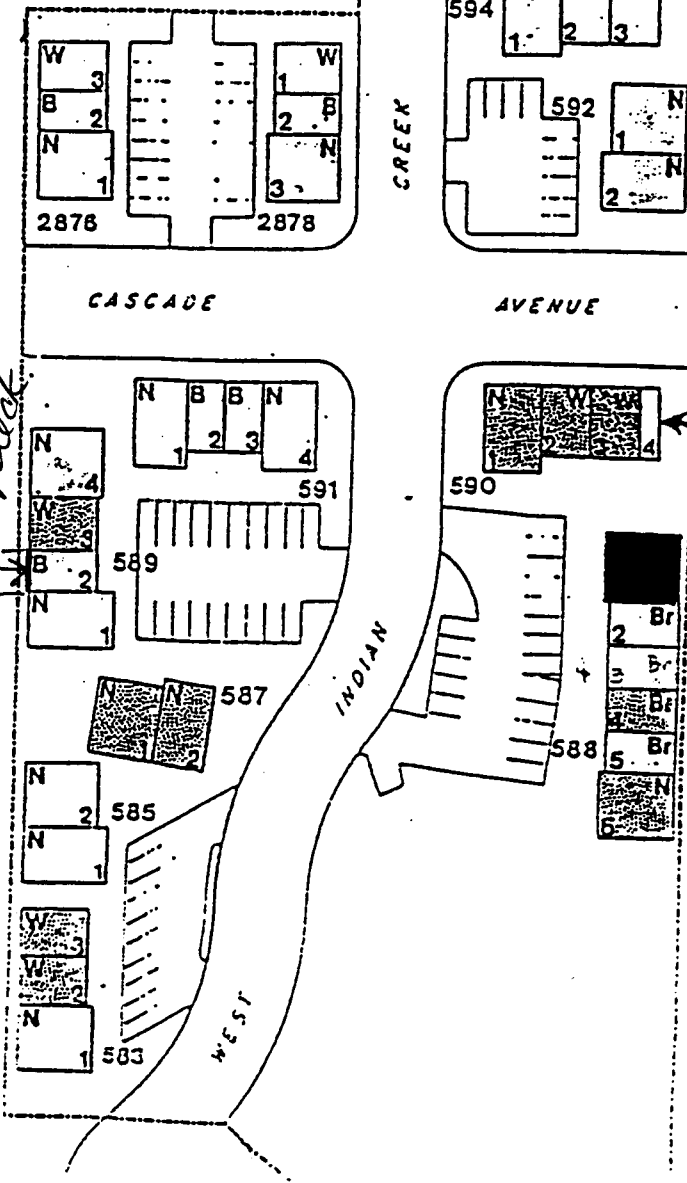
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



MODEL	BED-ROOMS	BATHS	SO. FT.	LEVELS	SYMBOL
NORMANDY	2	1	864	1	N
BLADFORD	2	1.5	960	2	Br
WITFIELD	3	1.5	1152	2	W
SERVICX	2	1.5	864	2	B

SOLD

ACCEPTED *Ronnie Edwards 4/4/95*
 ANY CHANGE OR REVISIONS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



ALL EXTENSION IS WITHIN TOWNHOME ENVELOPE

edge of block

Lndry