

FEE \$ ~~1000~~ N/C
TCP \$ —

BLDG PERMIT NO. 53129

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



3027-1600-02-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 777 Jordanna TAX SCHEDULE NO. 2701-351-52-008
SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
FILING 1 BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) 2000±
(1) OWNER Kevin Howell NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 777 Jordanna
(1) TELEPHONE 257-2302 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Chuck Eddy USE OF EXISTING BLDGS home
(2) ADDRESS 3131 D Pl DESCRIPTION OF WORK AND INTENDED USE: finish interior basement
(2) TELEPHONE 434-9322

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 4.2 Maximum coverage of lot by structures —
SETBACKS: Front — from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —
Side — from PL Rear — from PL Special Conditions interior Only
Maximum Height — CENS.T. 16 T.ZONE B 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 Chuck Eddy Date 8-17-95
Department Approval Ronnie Edwards Date 8-17-95

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 8-17-95

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)