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Int. Residential

BLDG PERMIT NO.	53506
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>214 W Kennedy</u>	TAX SCHEDULE NO. <u>2945 104D 020</u>
SUBDIVISION <u>Monument Heights</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>50</u>
FILING <u> </u> BLK <u>2</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>1200</u>
(1) OWNER <u>Rick Corsi</u>	NO. OF DWELLING UNITS BEFORE: <u> </u> AFTER: <u> </u> THIS CONSTRUCTION
(1) ADDRESS <u>214 W Kennedy</u>	NO. OF BLDGS ON PARCEL BEFORE: <u> </u> AFTER: <u> </u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2919</u>	USE OF EXISTING BLDGS <u> </u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u> </u>
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Sam</u>	<u>Completion of Basement Bath</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u> </u>
SETBACKS: Front <u> </u> from property line (PL) or <u> </u> from center of ROW, whichever is greater	Parking Req'mt <u> </u>
Side <u> </u> from PL Rear <u> </u> from PL	Special Conditions <u>interior bath</u> <u>in basement</u>
Maximum Height <u> </u>	CENS.T. <u> </u> T.ZONE <u> </u> ANN# <u> </u>

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 <u>Rick Corsi</u>	Date <u>9/20/95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>9/20/95</u>

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 3002-1780-03-3

Utility Accounting <u> </u>	Date <u>9-20-95</u>
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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)