

FEE \$	<u>10.00</u>
TCP \$	<u>    </u>

BLDG PERMIT NO. <u>52071</u>
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

4002-0420-03-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1659 Laveta TAX SCHEDULE NO. 2945-233-07-014

SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 x 24

FILING    BLK 3 LOT 37-38 SQ. FT. OF EXISTING BLDG(S) 800

(1) OWNER Alice Cox NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1659 Laveta

(1) TELEPHONE 970-241-0320 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Alice Cox USE OF EXISTING BLDGS     

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Bedroom

(2) TELEPHONE Same

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 RMF-14 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't     

Side 10' from PL Rear 20' from PL Special Conditions     

Maximum Height 36'

CENS.T. 13 T.ZONE 80 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 Alice Cox Date     

Department Approval Marcia Patideaux Date 5-10-95

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

Utility Accounting Miller Fowler Date 5-10-95

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)

Lot 50' x 125'

1659 Laveta Street

ACCEPTED MR 5-10-95  
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.

55' feet



10 feet →

← 14<sup>4</sup> feet

House

New  
Building

← 17<sup>6</sup> feet

19 feet

9' →

Garage



44

alley