

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51395

### PLANNING CLEARANCE

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



1004-1990-069

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 519 Lawrence Av TAX SCHEDULE NO. 2945-154-29-009  
 SUBDIVISION Crawford's Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 128  
 FILING - BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 896  
 (1) OWNER John Spendrup NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 4308  
 (1) TELEPHONE 243-3429 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS RENTAL  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Rebuild back porch (enclosed)

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 I-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Reqmt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions rebuild porch  
 Maximum Height \_\_\_\_\_ porch - no expansion  
 CENSUS TRACT 14 TRAFFIC ZONE 43

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).

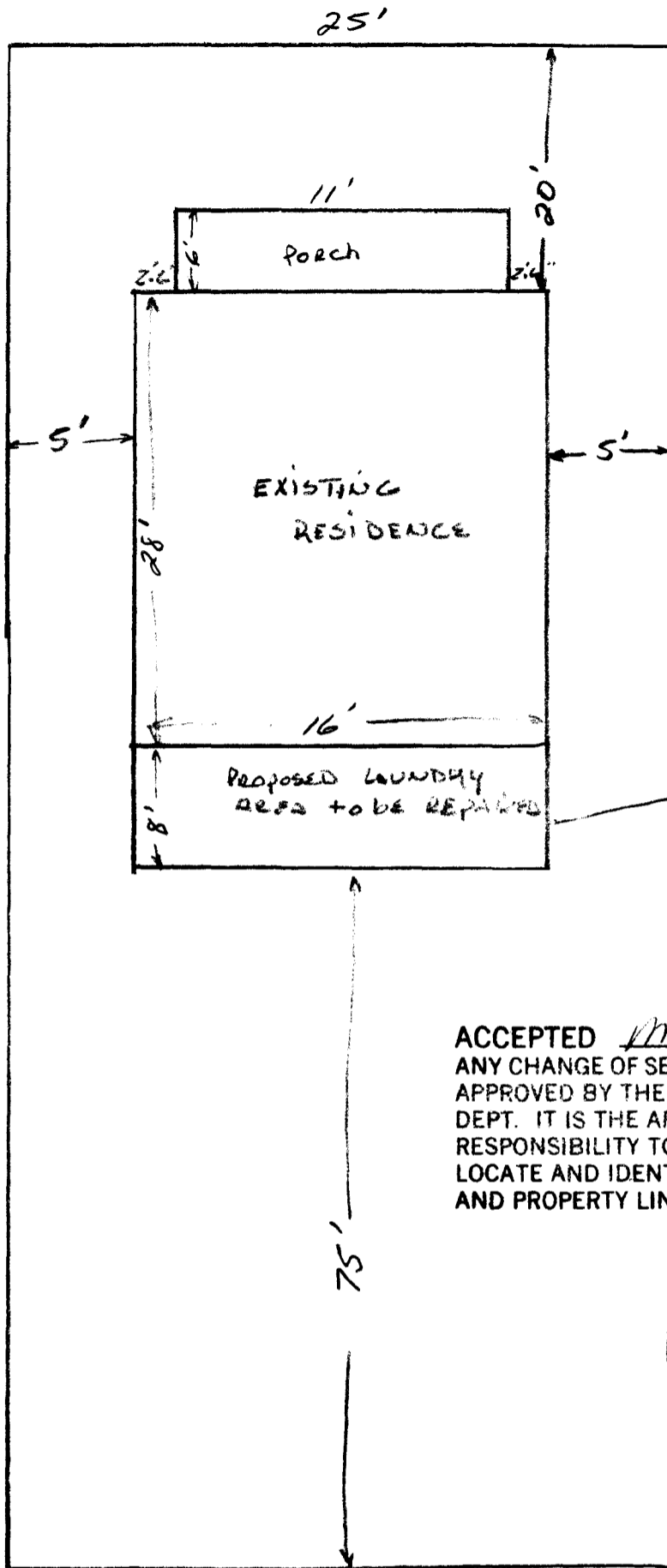
Applicant Signature [Signature] Date 2-17-94  
 Department Approval [Signature] Date 2-17-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/E use  
 Utility Accounting Millie Fowler Date 2-17-95

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)

519 ← LAWRENCE AVE →



519  
LAWRENCE

New (rebuild)

ACCEPTED *MR 2-17-94*  
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.

75'