

FEE \$	10. <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 52438

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 537 LAWRENCE AVE. TAX SCHEDULE NO. 2945 154 29 012

SUBDIVISION CRAWFORD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) 720

(1) OWNER C & J CISNEROS NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 537 LAWRENCE AVE NO. OF BLDGS ON PARCEL  
 BEFORE: N/A AFTER: N/A THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS DWELLING

(2) APPLICANT ABOVE DESCRIPTION OF WORK AND INTENDED USE: CONST.

(2) ADDRESS \_\_\_\_\_ (2) TELEPHONE \_\_\_\_\_ GARAGE

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) Parking Req'mt \_\_\_\_\_  
 or 25ft from center of ROW, whichever is greater Special Conditions NONE

Side 0 from PL Rear 0 from PL

Maximum Height 65 ft. CENS.T. 9 T.ZONE 43 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 Carmen Cisneros Date 26 MAY, 1995

Department Approval [Signature] Date May 26, 1995

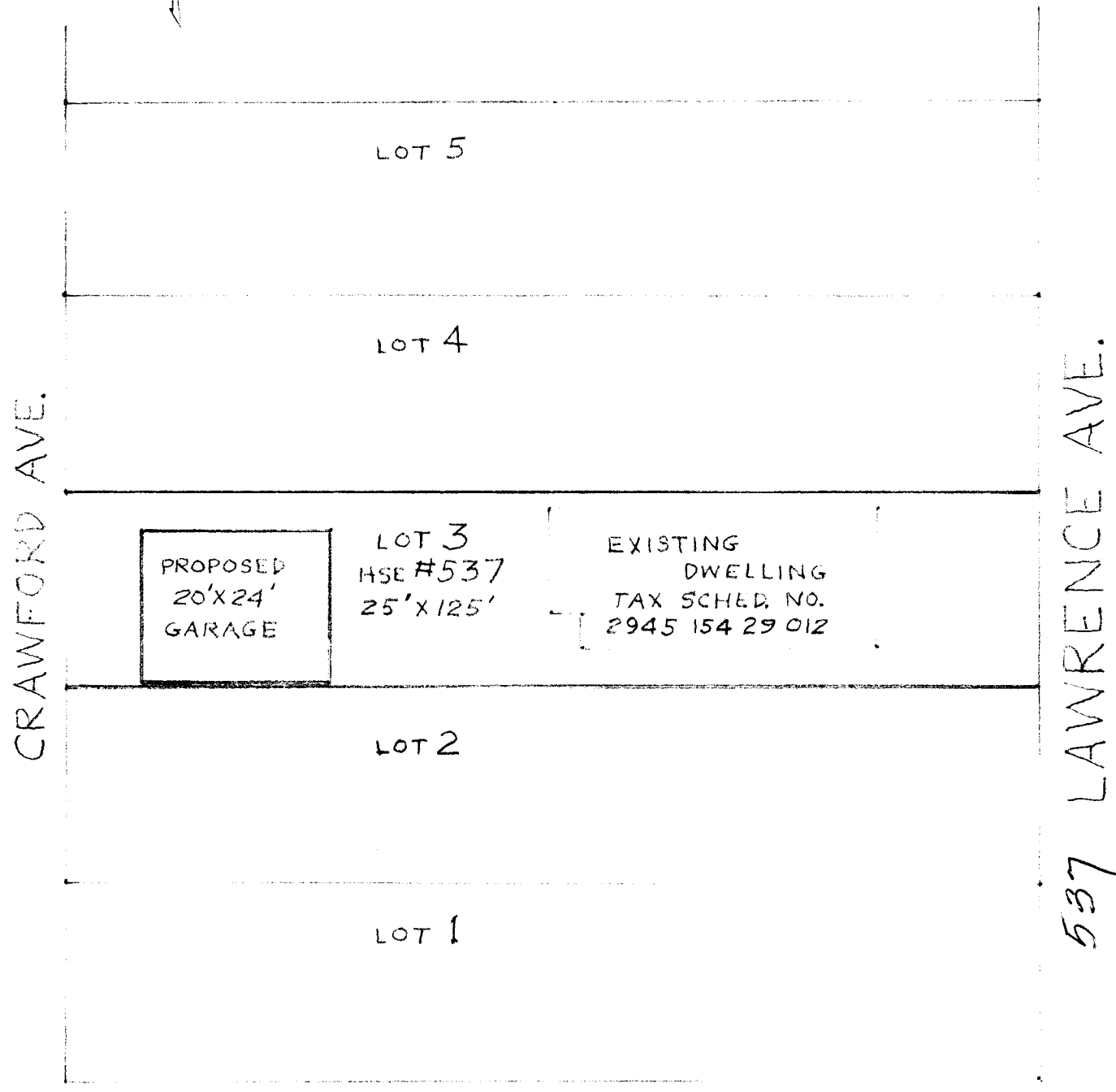
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 1004-1960-05-4

Utility Accounting [Signature] Date 5/26/95

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)

ACCEPTED MR 5-26-95  
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.



HALE AVE.  
GARAGE FOR C. & J. CISNEROS      SCALE 1"=20'