

FEE \$ 10.00  
TCP \$ ~~10.00~~ N/A

BLDG PERMIT NO. 54263

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

*PC*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 633 Lee Ave TAX SCHEDULE NO. 2945-044-00-112  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 24x36  
 (1) OWNER Jason Willard NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 633 Lee Ave NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 245-4963 USE OF EXISTING BLDGS Storage  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ placement of manufactured home

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 RSF-R Maximum coverage of lot by structures 25%  
 SETBACKS: Front 20 from property line (PL) Parking Req'mt NA  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 50 from PL Rear 50 from PL Special Conditions FILE MSC 95-198  
 Maximum Height 32 Low acquired; POA signed  
for future sewer service - permanent foundation  
 CENS.T. 9 T.ZONE 4 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).

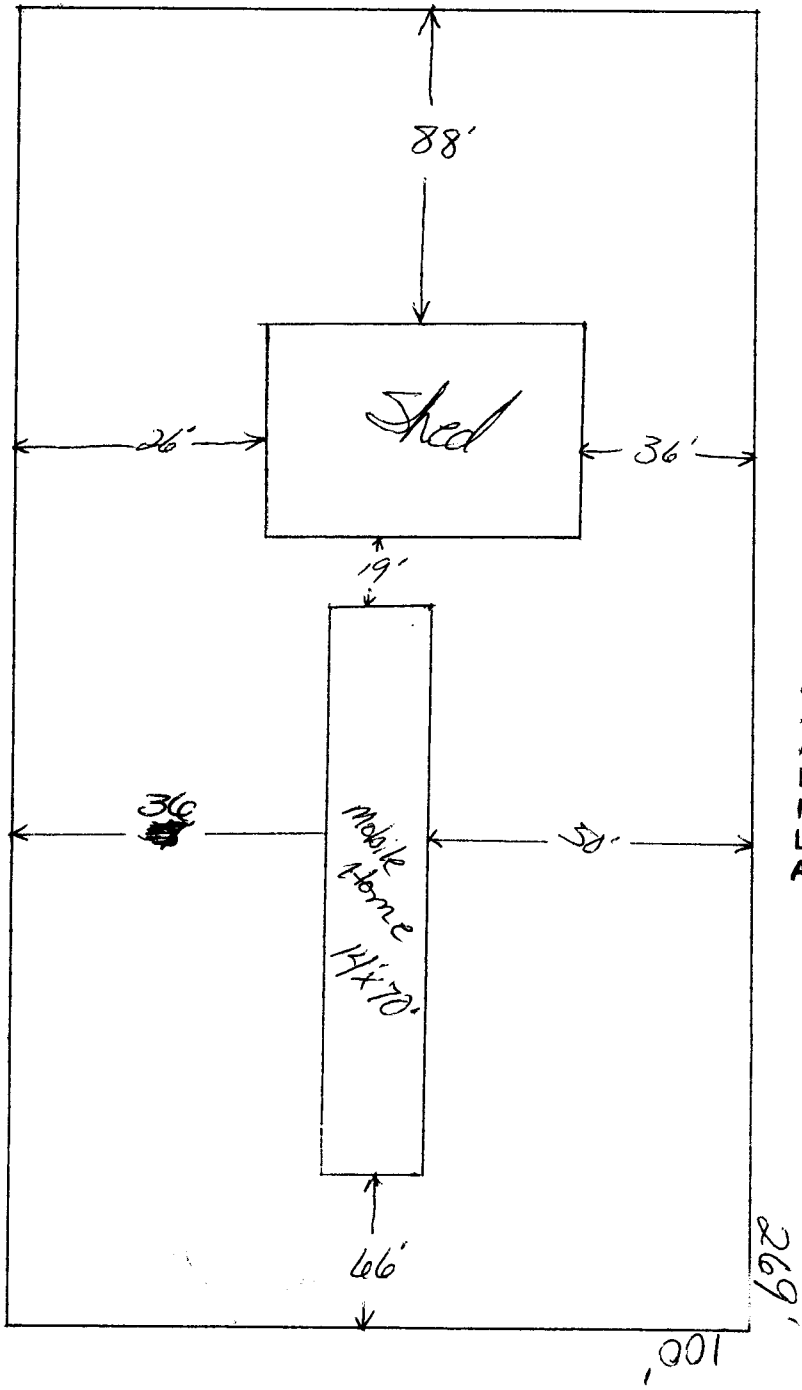
Applicant Signature Jason H Willard Date 11-22-95  
 Department Approval Ronnie Edwards Date 11-22-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No on septic - over 400'  
 Utility Accounting Chadwick Date 11-22-95  
there was a house here. POA sent per Ronnie.

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)

2945-044-00-112



50 ft Easement

ACCEPTED *Ronnie 11/29/14*  
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.