

FEE \$ N/C

BLDG PERMIT NO. 51148

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

4004-2340-03-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 505 Loney Drive TAX SCHEDULE NO. 2945-101-09-025
 SUBDIVISION Panama View Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION interior remodel
 FILING - BLK 1 LOT 384 SQ. FT. OF EXISTING BLDG(S) 1889 sq'
 (1) OWNER Al Baumgartle NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 505 Loney Drive
 (1) TELEPHONE 243-1547 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Hilgfeld Construction USE OF EXISTING BLDGS residential
 (2) ADDRESS 6835-25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-4048 interior remodel only

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions interior only -
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 10

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 Willie Hilgfeld Date 2-8-95
 Department Approval Ronnie Edwards Date 2-8-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Willie Fowl Date 2-8-95

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)