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BLDG PERMIT NO. 52886

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1511 Lowell Ln. TAX SCHEDULE NO. 294501300036  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17x16 (249)  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) (1500)  
 (1) OWNER Chris Wehner NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1511 Lowell Ln.  
 (1) TELEPHONE (303) 245-3389 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Chris Wehner USE OF EXISTING BLDGS Family Room  
 (2) ADDRESS 1511 Lowell Ln. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-3389 17x16 Addition for New Family Room

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-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions —  
 Maximum Height 32'  
 CENS.T. 10 T.ZONE 21 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).

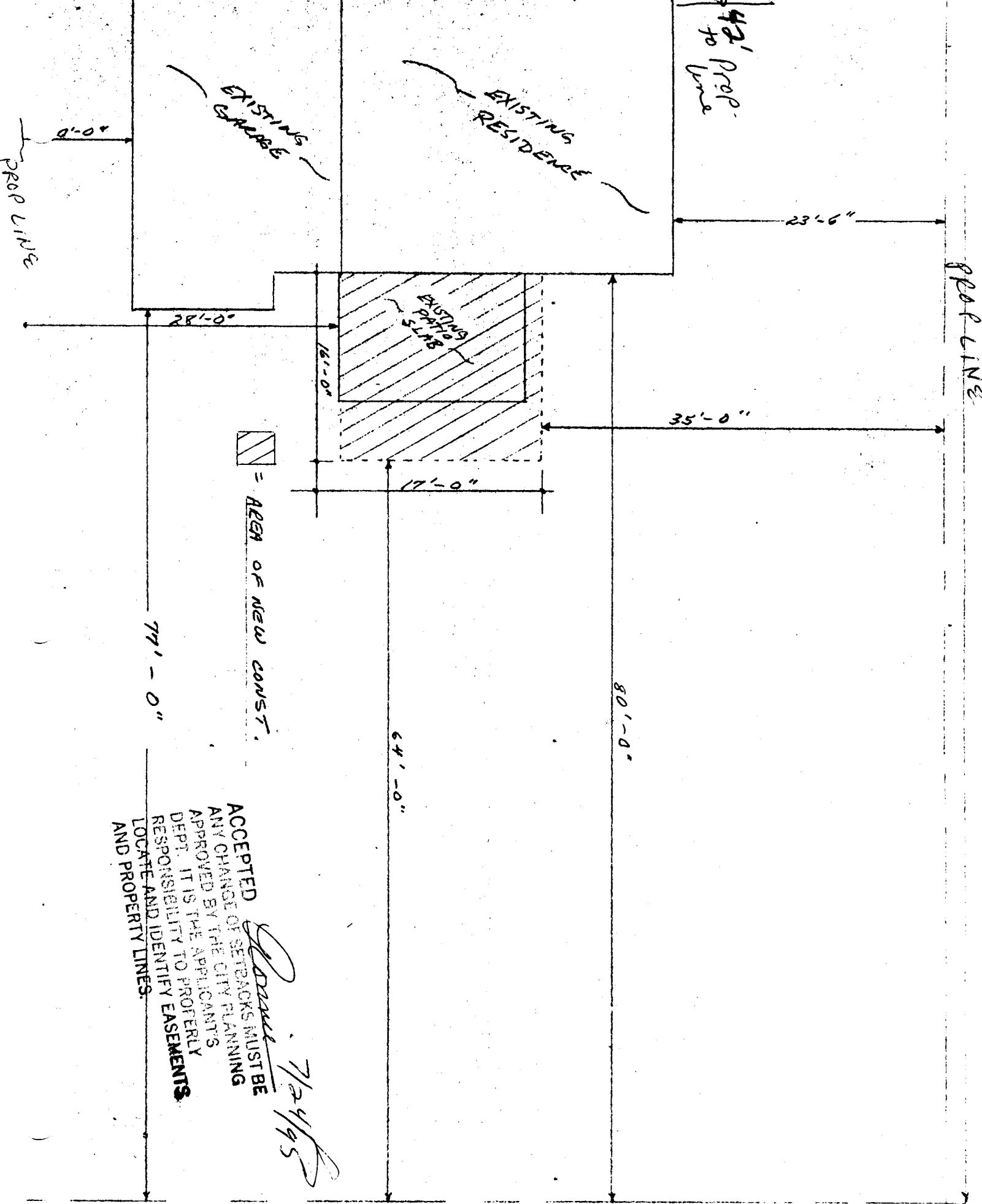
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chris Wehner Date 7-24-95  
 Department Approval Ronnie Edward Date 7-24-95

Additional water and/or sewer tap fee(s) are required: YES — NO / W/O No. 3017-3000-057  
 Utility Accounting Richard Date 7-24-95

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  
 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.

*Signature*  
 7/24/95

Prop  
 Line