

FEE \$ 1000

TCP - \$500.00

BLDG PERMIT NO 52077 1430

### PLANNING CLEARANCE

*Residential*

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2705 Midway Ave

TAX SCHEDULE NO. 2945-012-07-002

SUBDIVISION O-Nan

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,770

FILING BLK 7 LOT 2

SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER CARL D. ROLLER

NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 423 North 18th St.

NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 243-6689

USE OF ALL EXISTING BLDGS Residential

(2) APPLICANT CARL D. ROLLER

DESCRIPTION OF WORK & INTENDED USE: Construct

(2) ADDRESS 423 North 18th St.

new single-family residence

(2) TELEPHONE 243-6689

✓ 8 1/2 x 11 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4

Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

side 7' from PL Rear 30' from PL

Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Carl D. Roller

Date April 29, 1995

Department Approval Ronnie Edwards

Date 5/9/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8295 - SF

Utility Accounting Miller Fowler

Date 5-9-95

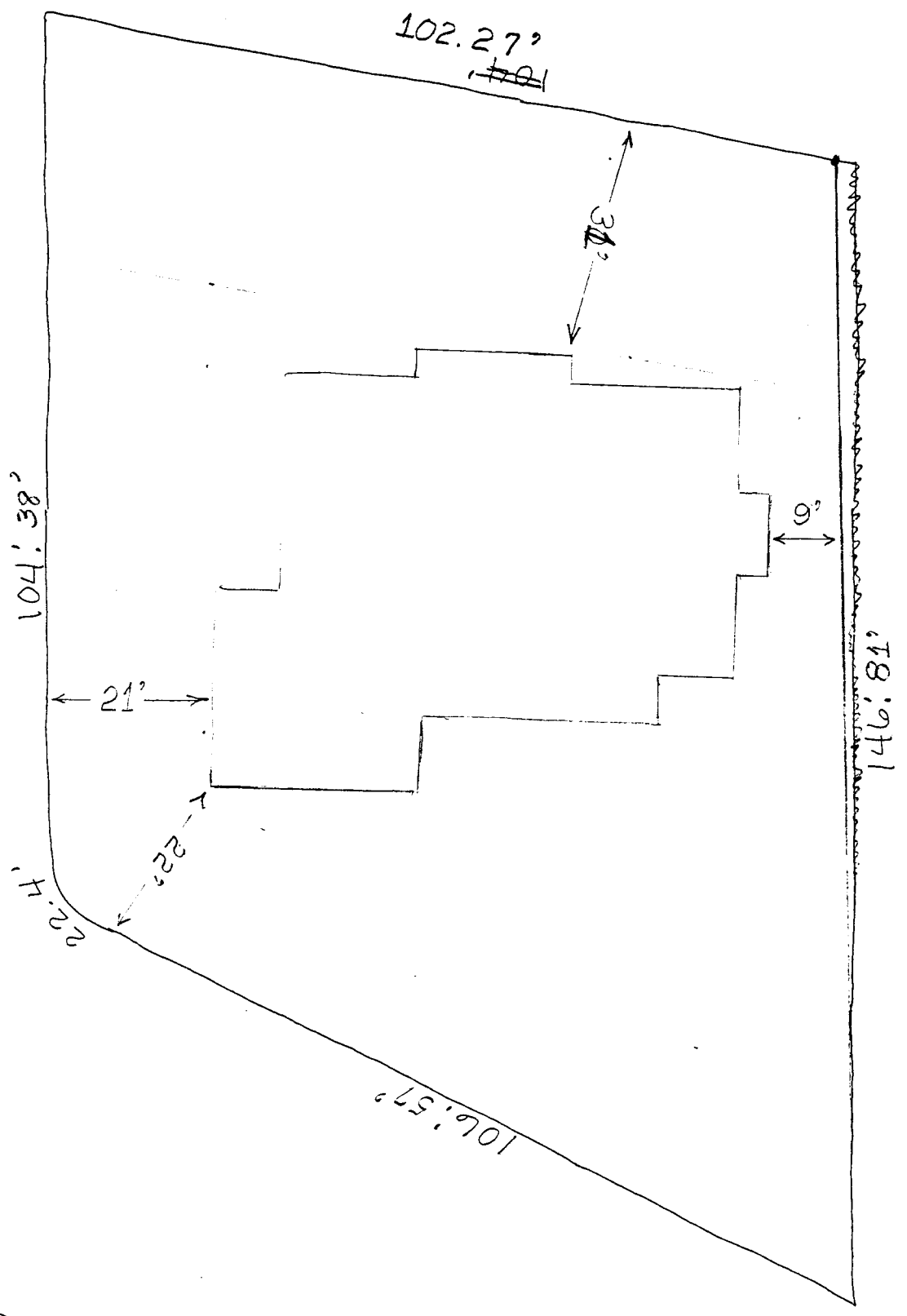
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Ronnie Ed. vada*  
5/9/95

ACCEPTED OF SETBACKS MUST BE  
ANY CHANGE BY THE CITY PLANNING  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

MIDWAY AVENUE



*Revised*  
 ACCEPTED *Commi Sp* -  
 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.

SCALE: 1" = 20'

