

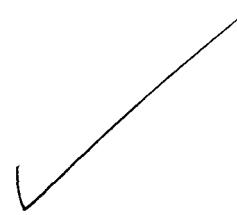
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BLDG PERMIT NO. 52121

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

4006-1415-03-6

THIS SECTION TO BE COMPLETED BY APPLICANT



BLDG ADDRESS 327 Mt View Ct TAX SCHEDULE NO. 2945-244-08-004  
 SUBDIVISION Moore Sub - 1<sup>st</sup> Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 312 sq ft  
 FILING — BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) Approx 1600 sq ft.  
 (1) OWNER Thomas HUNN NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 327 Mt View Ct. G.J. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Custom Const USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 436 Gummer Rd DESCRIPTION OF WORK AND INTENDED USE: Closed  
 (2) TELEPHONE 242-6008 in Cover Porch

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) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height 32'  
 CENS.T. 13 T.ZONE 80 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 Carl P. Wilson Date 5/10/95  
 Department Approval Ronnie Edwards Date 5/10/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in

Utility Accounting Melanie Fouch Date 5-10-95 S/F

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 *Donnie Edwards* 5/10/95

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.

