

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 54145

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

YPC

3001-3110-017 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2845 N. Ave TAX SCHEDULE NO. 2943-182-00-079
 SUBDIVISION Shamrock MNP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x60
 FILING — BLK — LOT Sp #18 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Janet Hill NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2845 N. Ave #18 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS _____
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same _____
 (2) TELEPHONE _____ move-in-mobile

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 C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions Per Park Regulations
 Maximum Height _____ CENS.T. 7 T.ZONE 39 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 Janet Hill Date 11-16-95

Department Approval Ronnie Edwards Date 11-16-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Millie Fowler Date 11-16-95

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)