

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51100

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

9007-2160-02-2

2028-2160-01-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2901 No. Ct.

TAX SCHEDULE NO. 2943-053-23-009

SUBDIVISION No. Meadows

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

FILING _____ BLK _____ LOT 9

SQ. FT. OF EXISTING BLDG(S) 1344

(1) OWNER Paul Schritter

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

(1) ADDRESS 2901 IV. Ct.

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-3543

USE OF EXISTING BLDGS House

(2) APPLICANT Jim Mullis

DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS P.O. Bx 2654

Addition living room

(2) TELEPHONE 243-5184

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-4

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 7' from PL Rear 30' from PL

Special Conditions bdg up-(not out)

Maximum Height 32'

CENSUS TRACT 11 TRAFFIC ZONE 45

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 Jim Mullis

Date Feb. 2, 1995

Department Approval Ronnie Edwards

Date 2/2/95

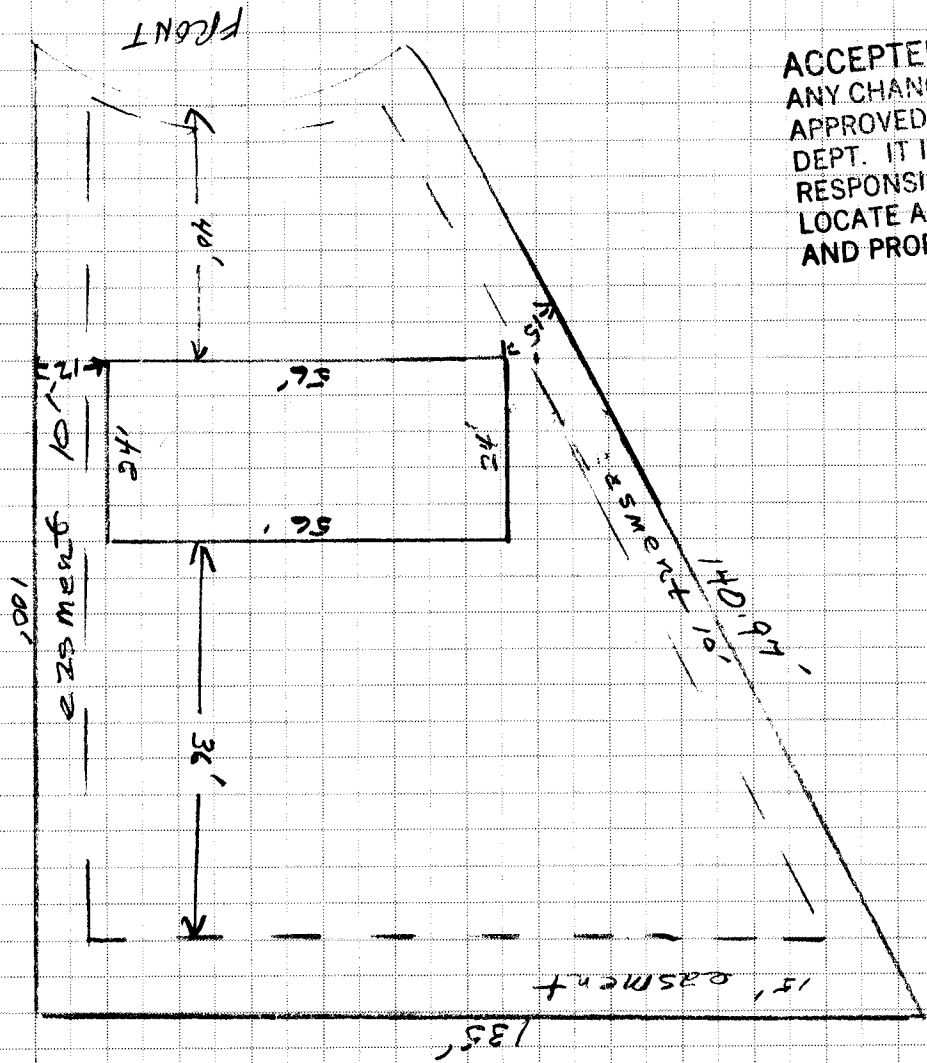
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Millie Fowler

Date 2-2-95

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)



ACCEPTED *Ronnie Edwards* 2/2/5

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.