

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53472

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



4007-0040-08-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1181 OLSON AVE TAX SCHEDULE NO. 2945-234-08-C38

SUBDIVISION LAMP LITE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120

FILING 1 BLK _____ LOT 27 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER GARY-JEAN BALLANTYNE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1181 OLSON AVE

(1) TELEPHONE 243-4993 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT WHITAKER CONST USE OF EXISTING BLDGS Dwelling

(2) ADDRESS Box 538, CLIFTON DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-7939 plant 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 PD-8 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 0' from PL Rear 5' from PL Special Conditions _____
or easent. 15' between bldgs.

Maximum Height _____ CENS.T. _____ T.ZONE _____ 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 Roxy Whitaker Date 9-11-95

Department Approval Ronnie Edwards Date 9-12-95

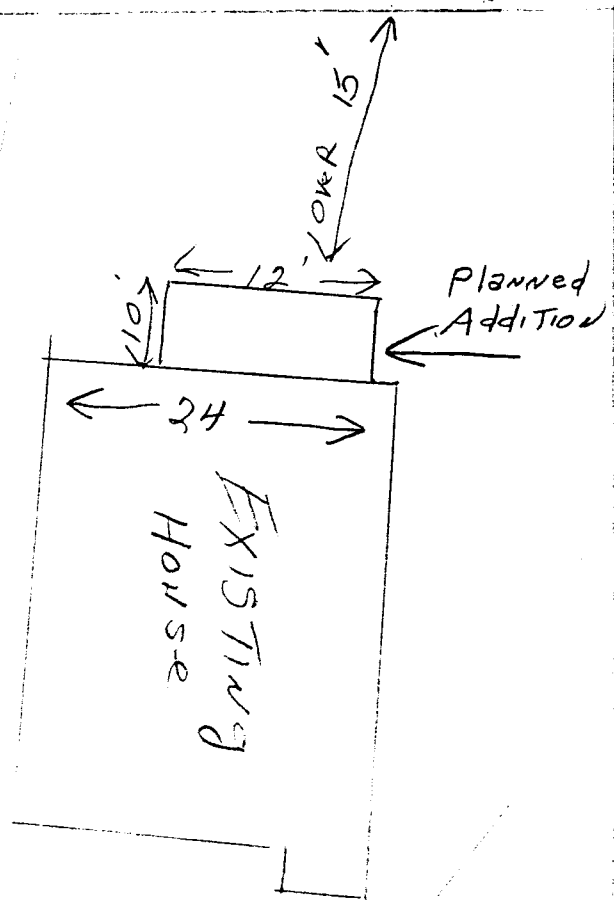
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in S/F use

Utility Accounting Miller Fowler Date 9-12-95

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)

15' LT. ESM. ↑



ACCEPTED *Bonnie 9/12/95*
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.

