

FEE \$ 10.00
TCP \$ — 0 —

BLDG PERMIT NO. 52754

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

20031110016



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1430 OUNRAY AVE. TAX SCHEDULE NO. 2945-132-11-010
 SUBDIVISION DUNDEE SQ. FT. OF PROPOSED BLDG(S)/ADDITION Approx 354 sq ft
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) Approx 2320 sq ft.
 (1) OWNER Charles T & Mary Leek Chavira NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 1430 Ounray Ave
 (1) TELEPHONE 245-2394 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Same as above USE OF EXISTING BLDGS Home & Storage Shed
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Build a
 (2) TELEPHONE _____ Storage Shed & Workshop & A/C Port on slab
17ft x 22ft.

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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32'
 CENS.T. 7 T.ZONE 38 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 Charles T Chavira Date 6-29-95

Department Approval Marcia Batideaux Date 7-3-96

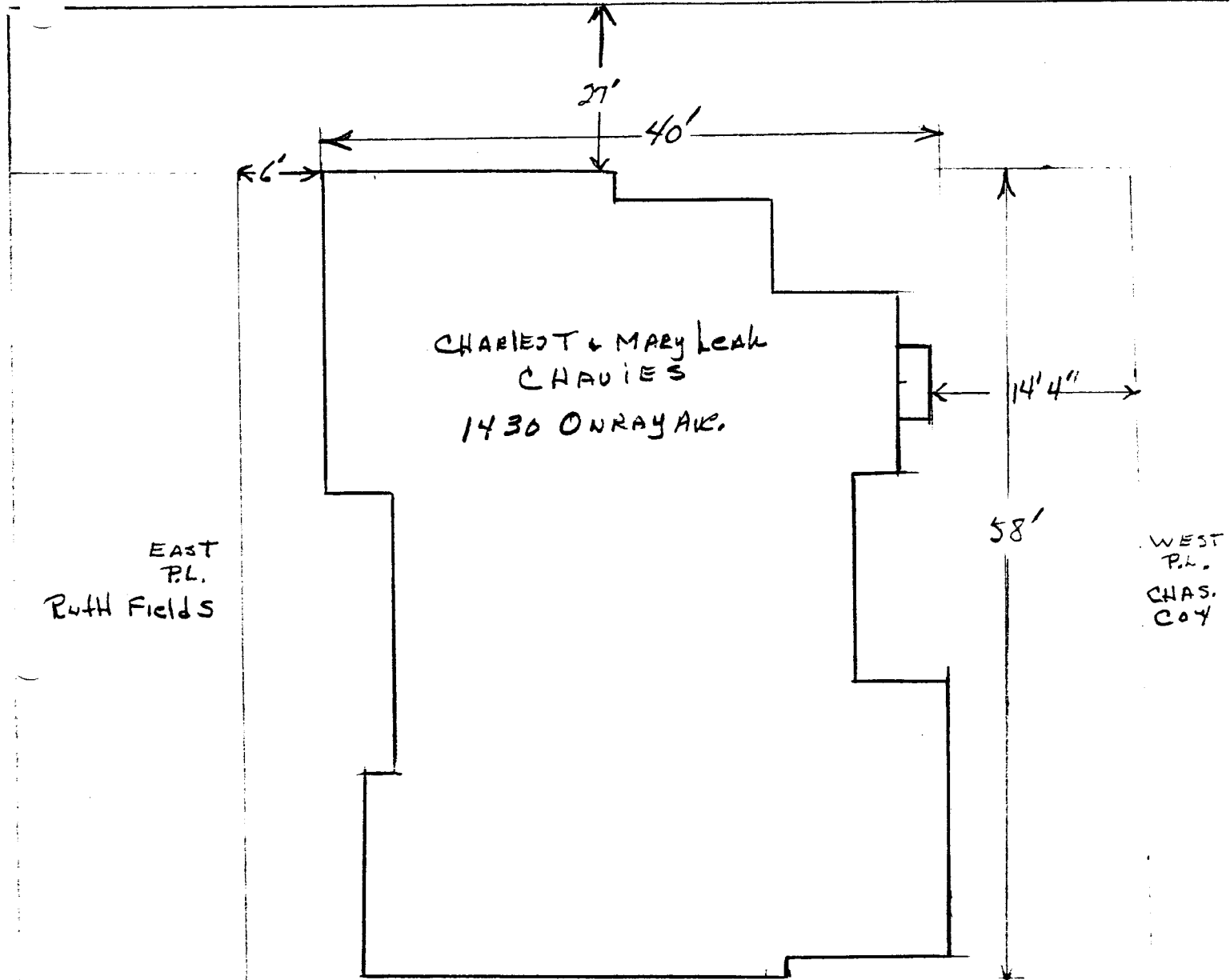
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A

Utility Accounting Clare Marshall Date 7/3/95

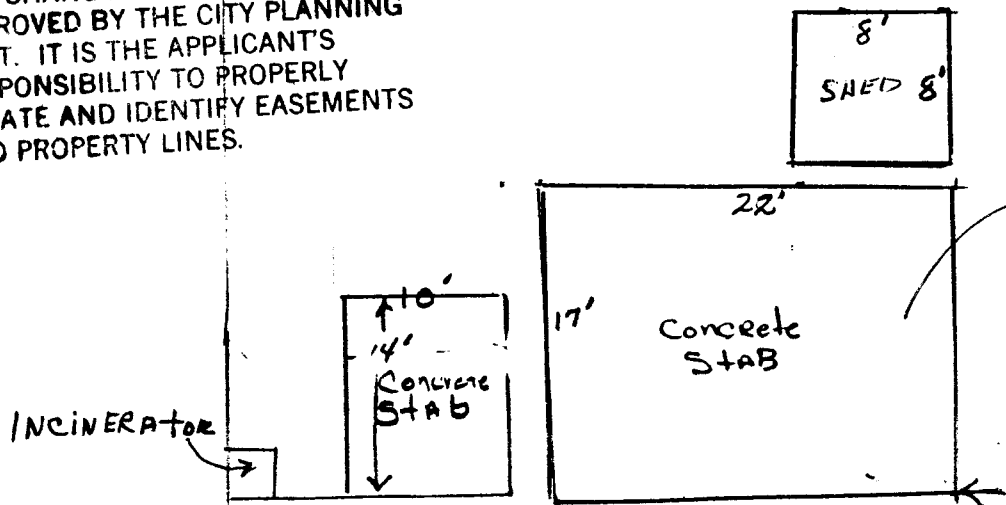
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

SIDEWALK



ACCEPTED *MC 7-3-45*
 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.



*Carport & Shed both to be built on slab
 3ft from Property line
 10' from Middle of Alley*