

2000-2320-07-9

BLDG PERMIT NO. 53068

FEE \$ 10 -
TCP \$ -0 -

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1801 Curay TAX SCHEDULE NO. 2945-132-16-00#2
 SUBDIVISION Slocumb SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6 x 23 deck
20 x 14 porch
 FILING _____ BLK 4 LOT 1-3 SQ. FT. OF EXISTING BLDG(S) 956 ft
 (1) OWNER Mafine Hoey NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 1801 Curay
 (1) TELEPHONE 242-9238 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Mafine Hoey USE OF EXISTING BLDGS Home
 (2) ADDRESS 1801 Curay DESCRIPTION OF WORK AND INTENDED USE: Bdg.
deck on to existing home
 (2) TELEPHONE 242-9238

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-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 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 Mafine Hoey Date _____
 Department Approval Marcia Rubidoux Date 8-1-95

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

Utility Accounting Jackie S. Berry Date 8/1/95

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)

Alley

New 20x14
park

New deck
6 x 32

4th floor line

to curb

making front
1801 Curran Ave
5/8 ft, Edo

N

1701 Curran Ave

ACCEPTED *me 8-7-95*
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.

18th Street