

FEE \$ 16.00
TCP \$ 321.00

BLDG PERMIT NO. 52672

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2908 N. Bonlin Ave TAX SCHEDULE NO. 2943-081-00-043
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1312
FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Fred C. + Rosemary J. Peters NO. OF DWELLING UNITS
BEFORE: None AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 4554
(1) TELEPHONE 245-3540 NO. OF BLDGS ON PARCEL
BEFORE: None AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Jane USE OF EXISTING BLDGS —
(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —
(2) TELEPHONE — Private dwelling

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 PR Maximum coverage of lot by structures —
SETBACKS: Front 20' from property line (PL) Parking Req'mt —
or 45' from center of ROW, whichever is greater
Side 5' from PL Rear 10' from PL Special Conditions ACC approval required.
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 Fred C. Peters Date 6/23/95
Department Approval Ronnie Edwards Date 6/28/95

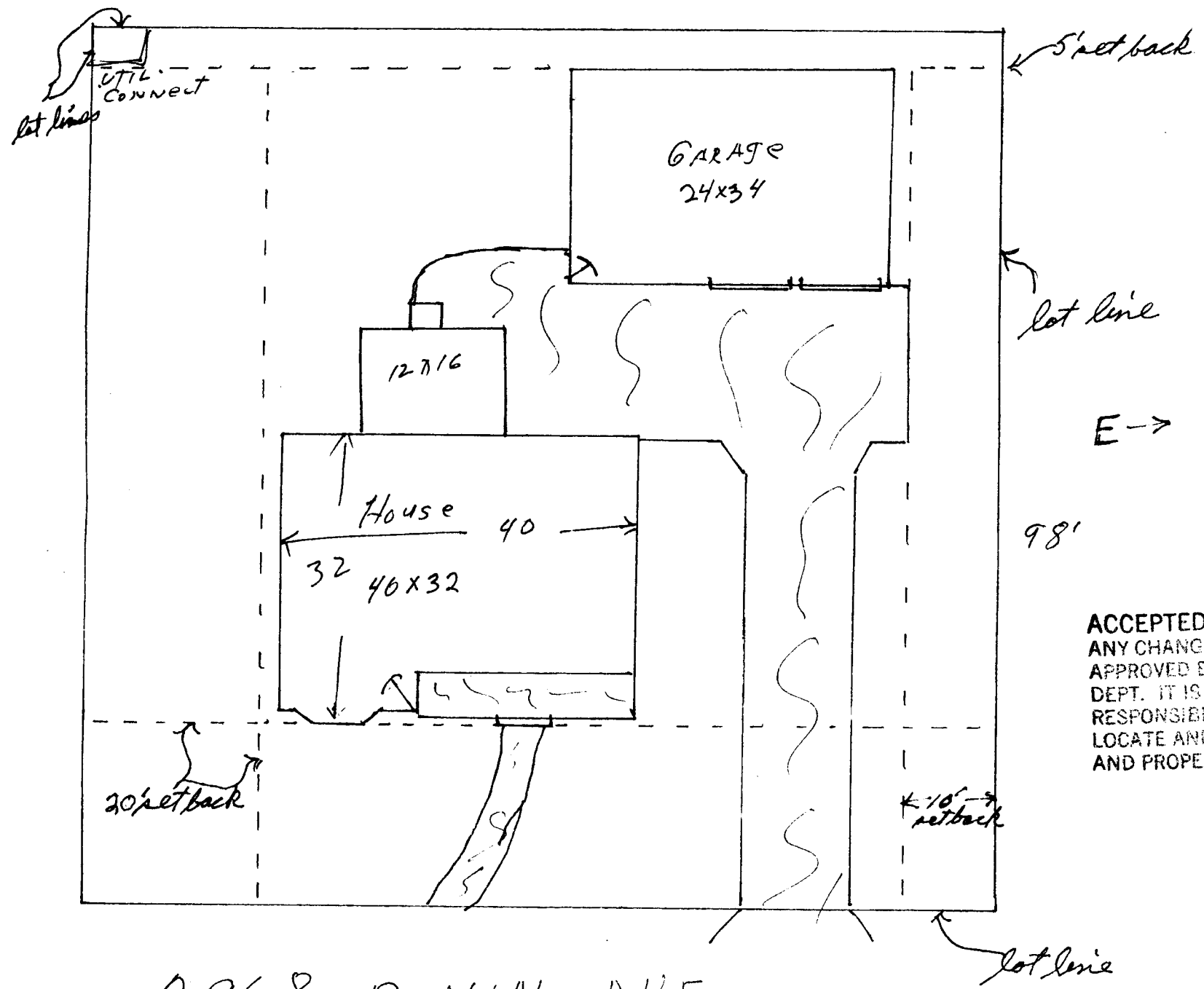
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8430 Sewer

Utility Accounting Sandi Gage Date 6-28-95

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)

163'-3"



ACCEPTED Ronne 6/28/95
 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.

2968 RONLIN AVE