FEE $	~~$100~~ ~~5.00~~ See receipt #586	BLDG PERMIT NO. 52866
TCP $	0	

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

1008-0550-10-5   ☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS **2026 Road** TAX SCHEDULE NO. **2945 134 02 015**

SUBDIVISION **East Main St.** SQ. FT. OF PROPOSED BLDG(S)/ADDITION **800**

FILING _____ BLK **8** LOT **13** SQ. FT. OF EXISTING BLDG(S) **400**

(1) OWNER **Adamson, Mary**
NO. OF DWELLING UNITS
BEFORE: **1** AFTER: **1** THIS CONSTRUCTION

(1) ADDRESS **2026 Road**

(1) TELEPHONE **245-5430**
NO. OF BLDGS ON PARCEL
BEFORE: **2** AFTER: **3** THIS CONSTRUCTION

(2) APPLICANT **Adamson Mary** USE OF EXISTING BLDGS **Home**

(2) ADDRESS **2026 Road** DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE **345 5430** **open carport**

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 **RmF-32** Maximum coverage of lot by structures **60%**

SETBACKS: Front **20'** from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side **10/5'** from PL Rear **20'** from PL Special Conditions _____

Maximum Height **32'**

CENS.T. **7** T.ZONE **40** NNX# _____

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).
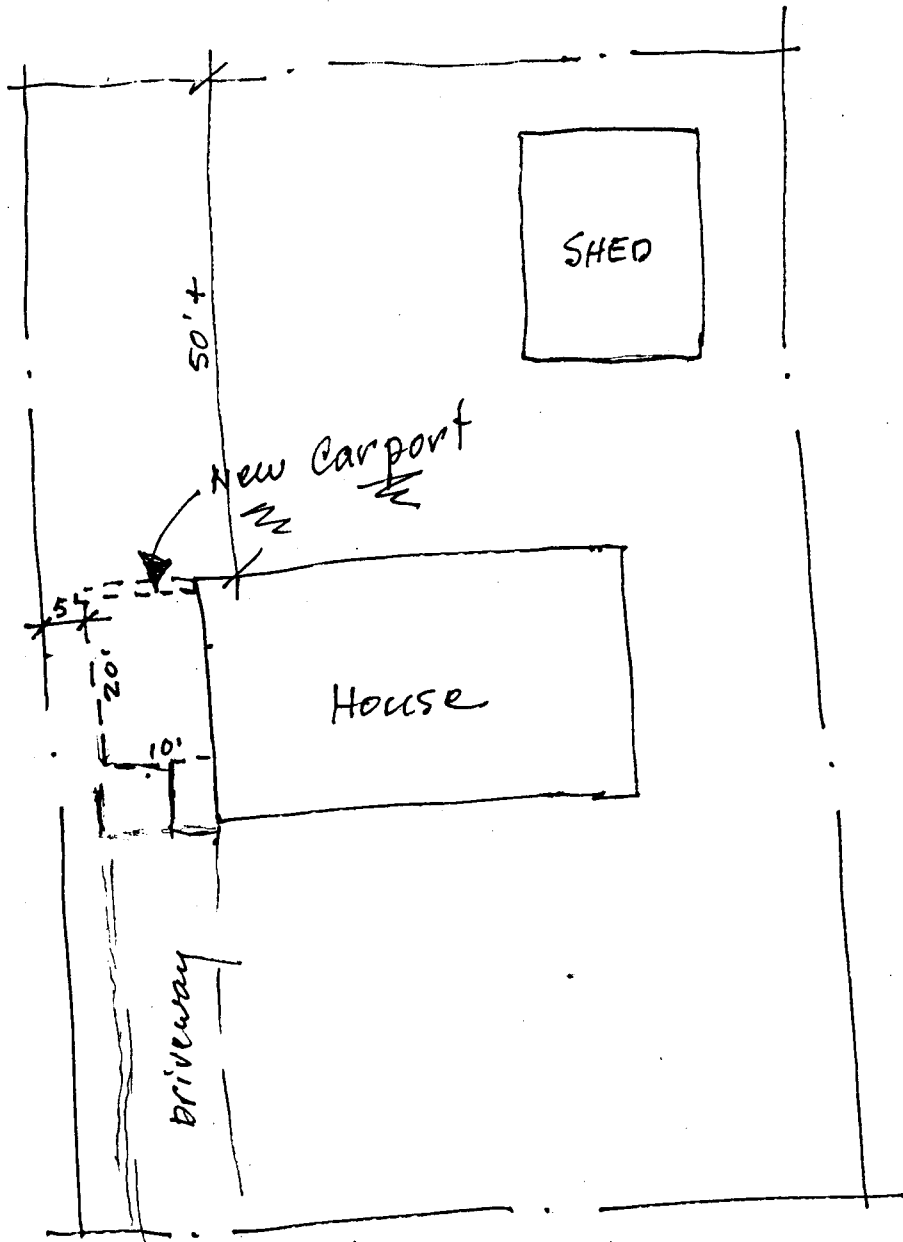
Applicant Signature **Mary Adamson** Date **6-2-95**

Department Approval **Connie Edwards** Date **6-2-95**

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

Utility Accounting **Millie Fowler** Date **6-2-95**

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)*

SHED

New Carport

50'±

5'

20'

10'

House

Driveway

2026 ROOD AVE.