

FEE \$ N/C

BLDG PERMIT NO. 57166

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3 1-5350-04-9

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2652 SACOMA Ct. TAX SCHEDULE NO. 2701-354-30-001

SUBDIVISION NINA MAC Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION — 0 —

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

(1) OWNER Jessie E + Patricia M Szugay NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2652 SACOMA Ct.

(1) TELEPHONE 243-9023 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Jim Palmer (Palmer Const) USE OF EXISTING BLDGS Single Family Residence

(2) ADDRESS 422 1/2 Prospectors Pl. #1 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-0880 Remodel Interior Space

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater

Parking Reqmt _____

Side _____ from PL Rear _____ from PL

Special Conditions _____

Maximum Height _____

N/A Intensity

CENSUS TRACT 10 TRAFFIC ZONE 17

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 James H Palmer Date 2-10-95

Department Approval Justin L Webb Date 2/9/95

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

Utility Accounting Millie Fowler Date 2-9-95

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

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