

FEE \$ 0.00

BLDG PERMIT NO. 51455

PLANNING CLEARANCE

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



3021-5310-019 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2653 SACOMA CT TAX SCHEDULE NO. 2701-354-30-007

SUBDIVISION Nina Mae Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200 sq ft

FILING --- BLK --- LOT 6 SQ. FT. OF EXISTING BLDG(S) 1600 sq ft.

(1) OWNER MIKE McIVANEY NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT OBoyle+OBoyle INC USE OF EXISTING BLDGS RESIDENTIAL

(2) ADDRESS P.O. Box 2342 GJ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-5309 INCREASE SIZE OF BEDROOM

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 R8F-2 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
Parking Req'mt _____

Side 15' from PL Rear 30' from PL Special Conditions _____

Maximum Height _____ 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 Mike McIVANEY Date 3/20/95

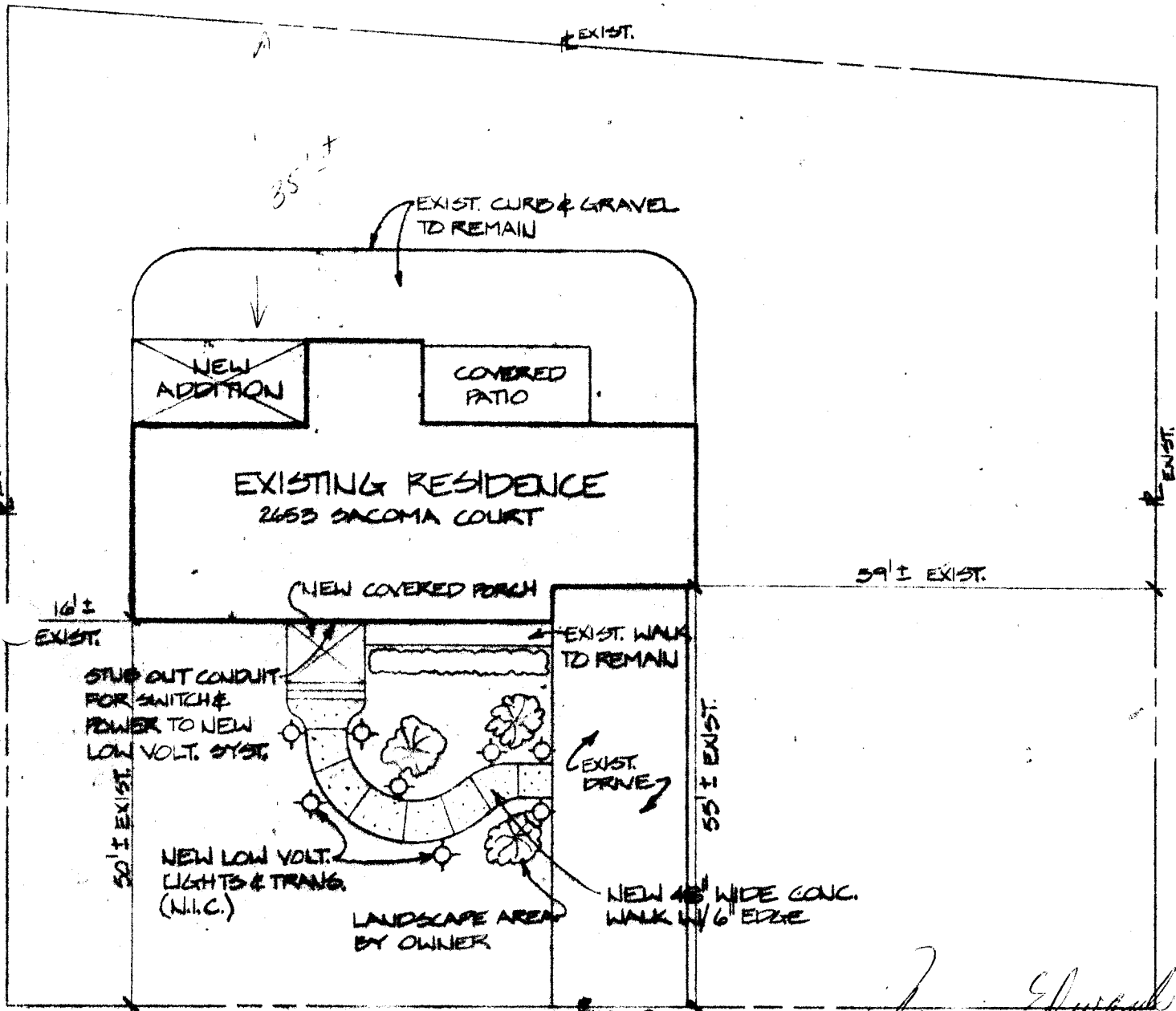
Department Approval Connie Edwards Date 3/20/95

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

Utility Accounting Melba Fowler Date 3-20-95

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

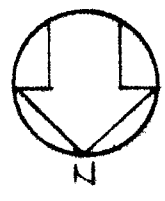
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



26 1/2 RD.

SACOMA COURT

ACCEPTED *Donnie Edwards* 3/24/95
 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.



PLOT PLAN

1-20
 2653 Sacoma Ct.

P.A.D.S. ARCHITECTS
 917 MAIN STREET
 CO. COLO. 81501