

FEE \$ <u>10.00</u>
TCP \$

BLDG PERMIT NO. <u>NA?</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2324 N SERRILLER TAX SCHEDULE NO. 2945-011-37-014

SUBDIVISION CROWN HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 150

FILING _____ BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 1174

(1) OWNER WILLIAM A. HENRI NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2324 N SERRILLER DR

(1) TELEPHONE 292-6720 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS PATIO COVER

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: PATIO COVER

(2) TELEPHONE Same

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 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 1' from PL Rear 10' from PL Special Conditions Architectural Control
approval required

Maximum Height _____ CENS.T. 10 T.ZONE 21 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 [Signature] Date 5-1-95

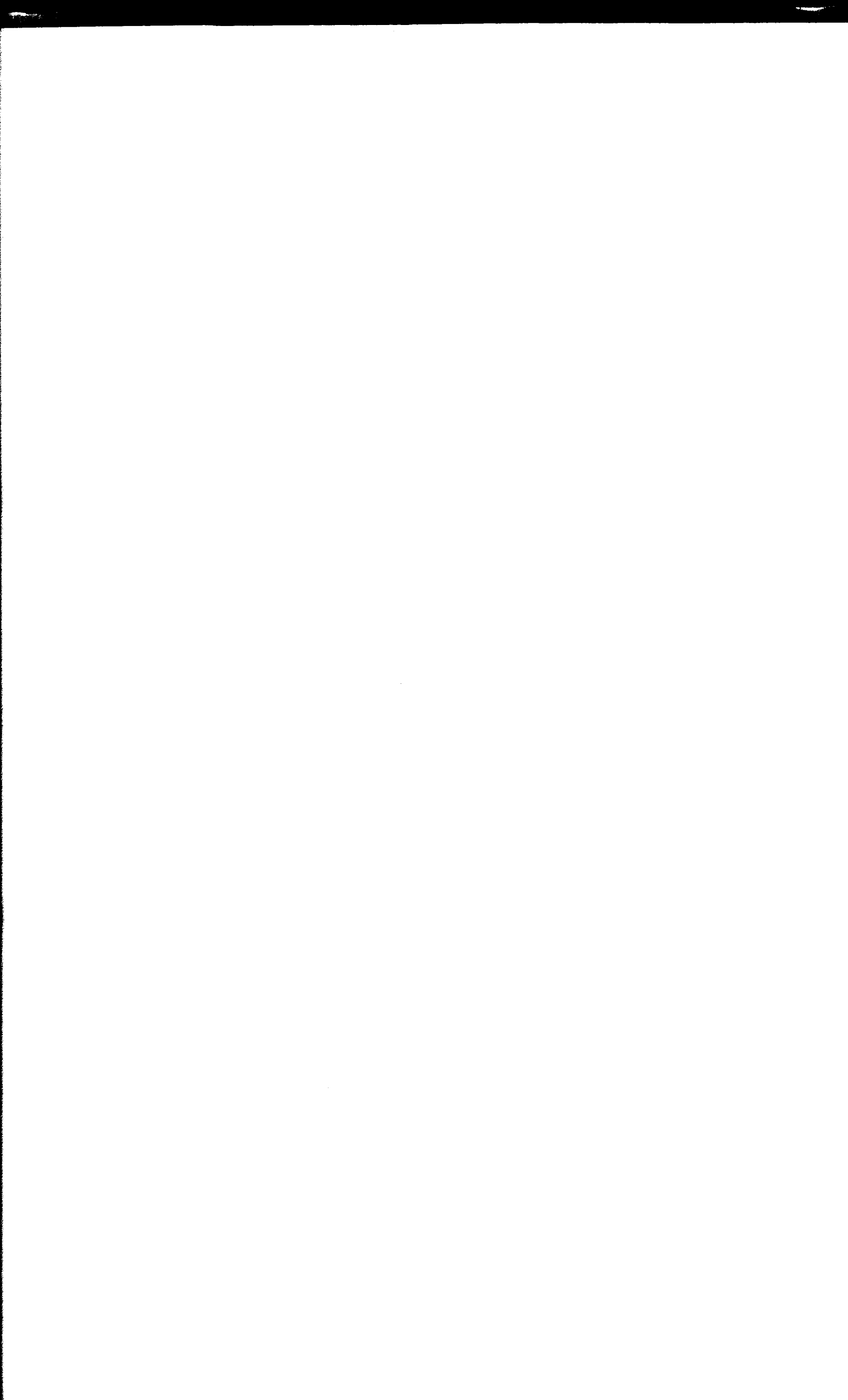
Department Approval [Signature] Date 5-1-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3022 6970 017

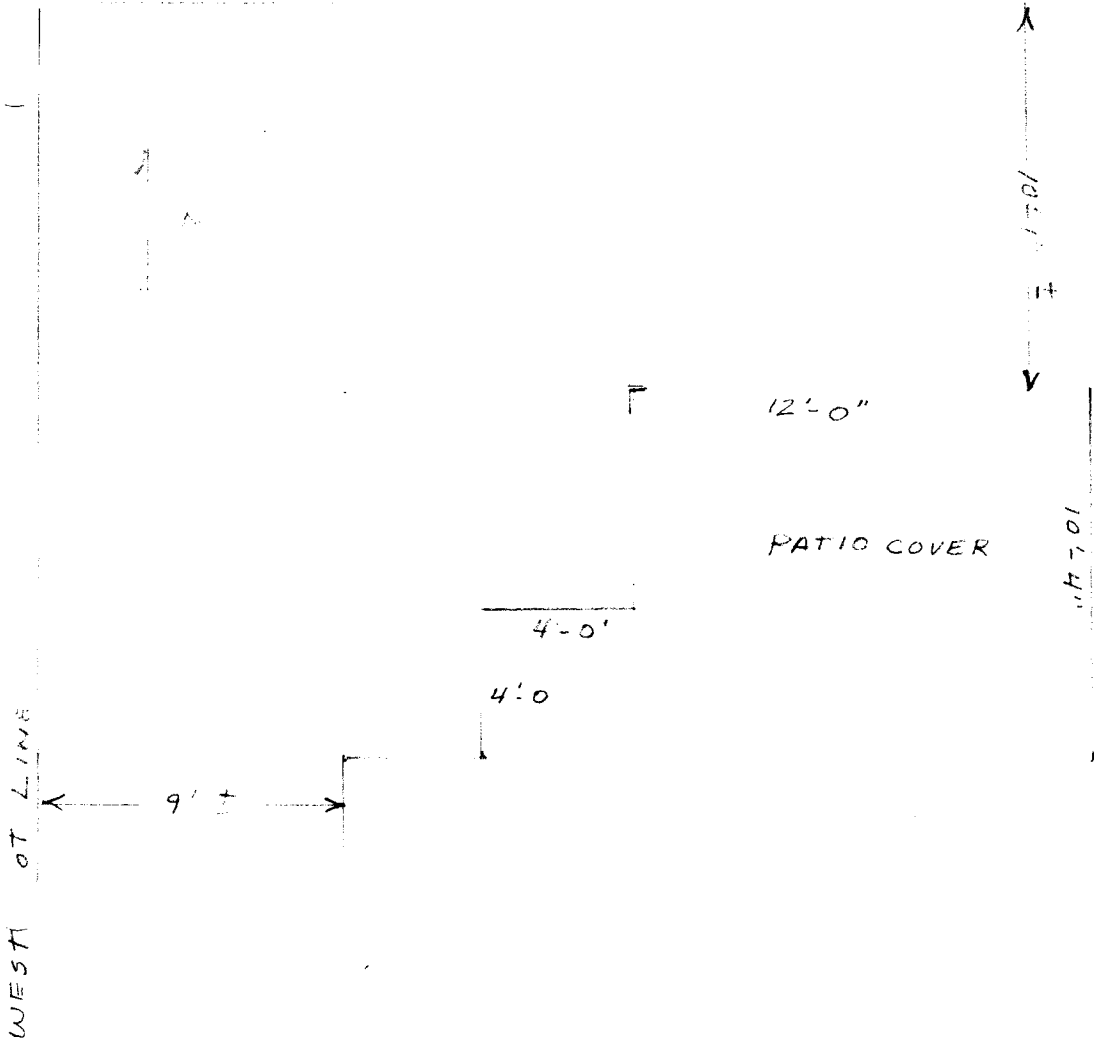
Utility Accounting [Signature] Date 5-1-95

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)



REAR LOT LINE



HOUSE
 2324 N. DEWEE CIRCLE
 LOT 11

ACCEPTED MR 5-1-95
 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.