

FEE \$ 1000

BLDG PERMIT NO. 51601

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



4003-0500-09-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 258 Sherman Dr. TAX SCHEDULE NO. 2745-252-14-009
 SUBDIVISION 107th Heights SQ. FT. OF PROPOSED BLDG(S) ADDITION ~~601~~ 364
 FILING _____ BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 649.25
 (1) OWNER RONALD E. & STELLA P. VIGIL NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 258 Sherman Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-4911
 USE OF EXISTING BLDGS Single Family Residence
 (2) APPLICANT RONALD E. VIGIL
 DESCRIPTION OF WORK AND INTENDED USE: addition
 (2) ADDRESS 258 Sherman Dr
of living room
 (2) TELEPHONE 245-4911

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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 13 TRAFFIC ZONE 80

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 _____ Date _____

Department Approval Marcia Rubideaux Date 3-29-95

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 3-29-95

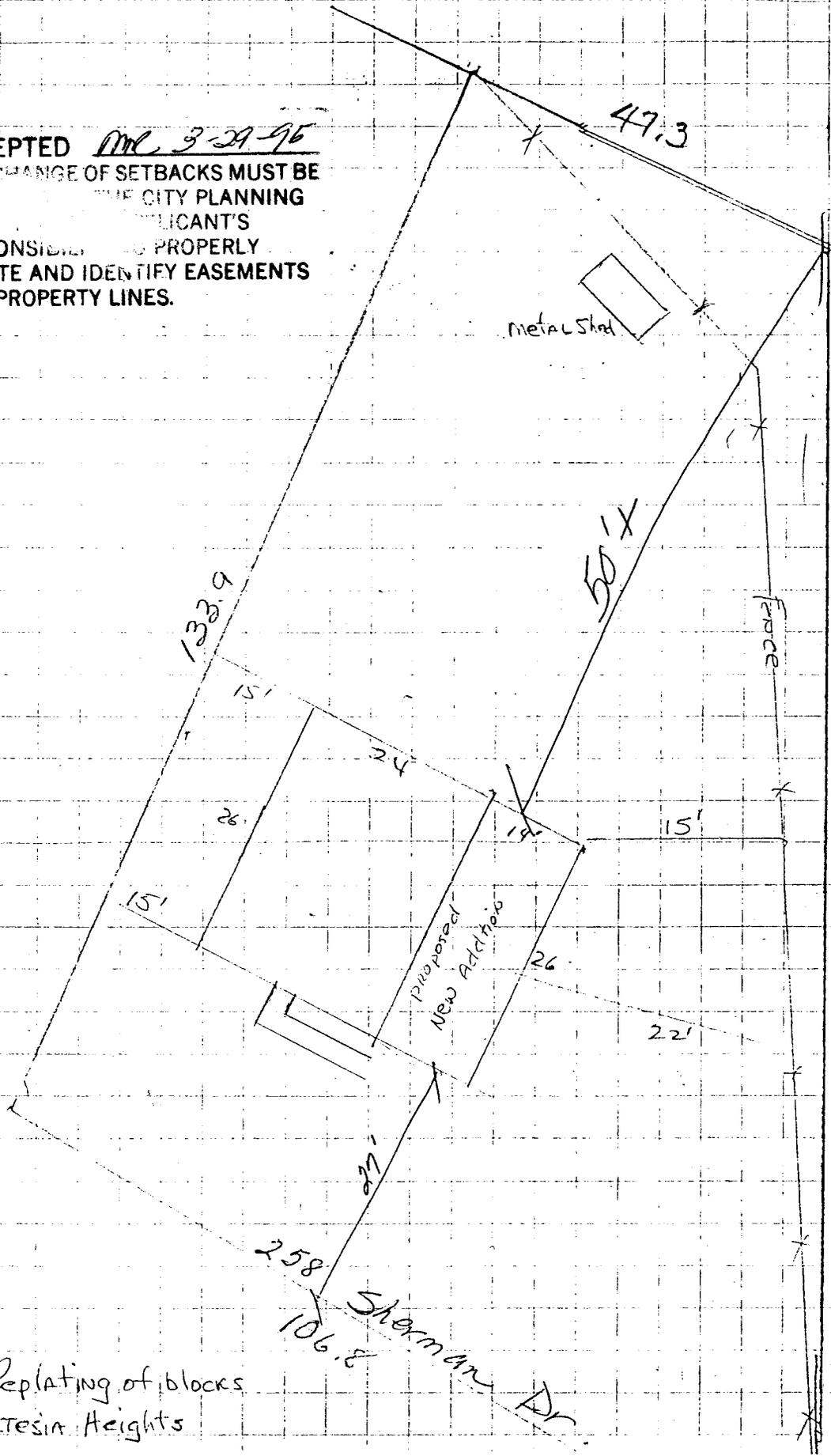
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

26.5'

ACCEPTED MC 3-29-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

N



9 Block 3 Replating of blocks
1, and 70 Artesia Heights