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TCP \$	—

BLDG PERMIT NO. 59468

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

pc
jcp

2001-0700-20-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1309 White Ave	TAX SCHEDULE NO.	2945-133-06-002
SUBDIVISION	Keith's Addition	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	240
FILING	— BLK E LOT 3,4	SQ. FT. OF EXISTING BLDG(S)	792
(1) OWNER	Robert Gul	NO. OF DWELLING UNITS	
(1) ADDRESS	1014 LAKESIDE DR	BEFORE: 1 AFTER: 1	THIS CONSTRUCTION
(1) TELEPHONE	241-7625	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Robert Gul	BEFORE: 1 AFTER: 1	THIS CONSTRUCTION
(2) ADDRESS	SAME	USE OF EXISTING BLDGS	Residence
(2) TELEPHONE		DESCRIPTION OF WORK AND INTENDED USE:	ADD 2 Bedrooms To House

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	45%
SETBACKS: Front	20'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	15' from PL		
Maximum Height	32'		
CENS.T.		T.ZONE	
ANNX#			

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	<i>[Signature]</i>	Date	12-6-95
Department Approval	<i>Donnie Edwards</i>	Date	12-6-95

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

Utility Accounting	<i>Melvin Fowler</i>	Date	12-6-95
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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)

Telcom, Inc.

Onshore and Offshore

1309 White

644-8758
24 Hr. Service

2745 Sherwin Ave., #9
Ventura, CA 93003

ACCEPTED *Ronnie 12/6/95*
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.

