

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51191

PLANNING CLEARANCE

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

ICP-0

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2330 Wieu Cir. TAX SCHEDULE NO. 2945-104-00-114
 SUBDIVISION South Pim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300
 FILING II BLK 3 LOT 22 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Dick & Jean Olsen NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3510 Powderosa Way
 (1) TELEPHONE 243 4543 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same as Above USE OF EXISTING BLDGS Single families.
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Home

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 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACC Approval
 _____ Required.
 Maximum Height 28' CENSUS TRACT 14 TRAFFIC ZONE 91

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 Dick Olsen Date 2-16-95
 Department Approval Bonnie Edwards Date 2-16-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8120 - S/F
 Utility Accounting Millie Fowler Date 2-16-95

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)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT BEFORE ANY CONSTRUCTION
BEGINS. FAILURE TO PROPERLY
IMPLEMENT THESE REQUIREMENTS
WILL RESULT IN A STOP WORK
ORDER.

Gonnie Shumaker

