BLDG PERMIT NO. _56710_

✓

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

3014-2950-036 ☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS _2127 N. 15th st_   TAX SCHEDULE NO. _2945-122-00-080_

SUBDIVISION _⎯_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _576_

FILING _⎯_ BLK _⎯_ LOT _⎯_   SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _Merlin Zimmer_   NO. OF DWELLING UNITS
                                                             BEFORE: _1_ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _3205 Beechwood_

(1) TELEPHONE _245-6771_   NO. OF BLDGS ON PARCEL
                                                             BEFORE: _1_ AFTER: _2_ THIS CONSTRUCTION

(2) APPLICANT _Same_   USE OF EXISTING BLDGS _home_

(2) ADDRESS _____   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____   _Mono slab / Garage_

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 _accessory structure_ _9_ from property line (PL)   Parking Req'mt _2_
or ____ from center of ROW, whichever is greater

Side _3_ from PL   Rear _3_ from PL   Special Conditions _____

Maximum Height _32_   _____

                                                             CENSUS TRACT _6_ TRAFFIC ZONE _28_

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 _Merlin Zimmer_   Date _7-5-96_

Department Approval _Kathy Portner_   Date _7/5/96_

Additional water and/or sewer tap fee(s) are required: YES ____ NO _X_ W/O No. _No change in S/F use_
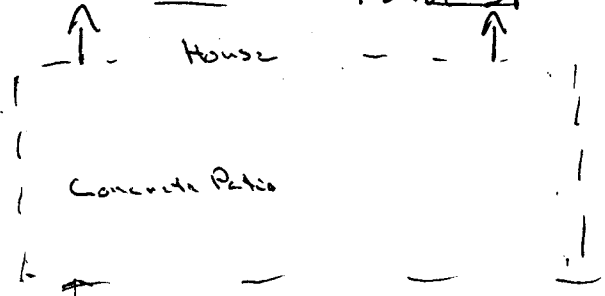
Utility Accounting _Miller Jones_   Date _7-5-96_

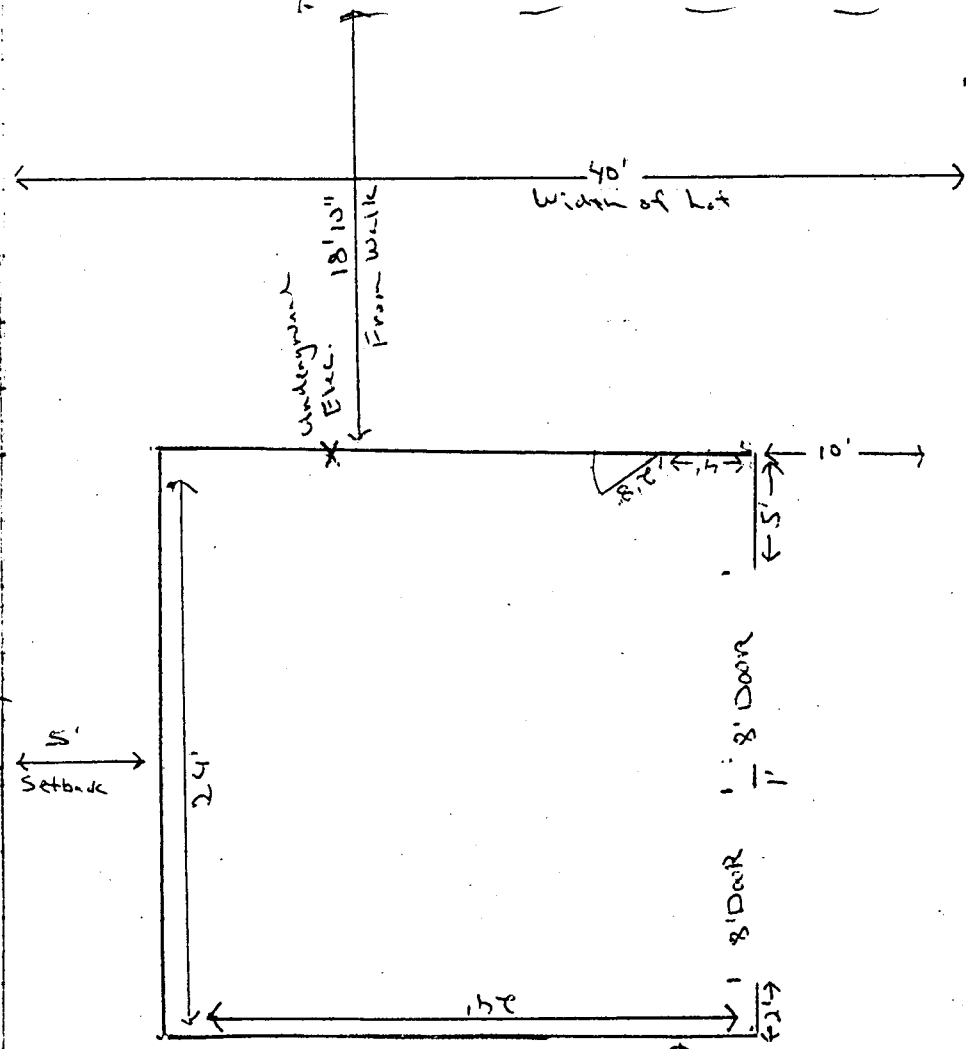VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

15th St.

House

Concrete Patio

2127 N. 15th St.

40'
Width of Lot

18'10"

From Walk

Underground Elec.

Property Line / chain link fence

10'

5'

8'2"

4,5'

5'

24'

5'
Setback

Alley

8' Door

8' Door

24'

21'

20'

ACCEPTED KP 7/5/96
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.

Property Line

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