

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54989

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

pc
tcp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2515 N. 15th TAX SCHEDULE NO. 2945-122-73-003
 SUBDIVISION ~~W~~ Wellington Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Just Companies Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1716 N. 18th St GTC NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9316 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Just Companies Inc. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1716 N. 18th St GTC _____
 (2) TELEPHONE 245-9316 New Single Family Detached Residence.

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 25' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 CENS.T. 6 T.ZONE 28 ANNEX# _____

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 Just Companies Inc. by [Signature] Date 2/9/96
 Department Approval Ronnie Edwards Date 2/9/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8932. S/F

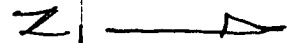
Utility Accounting Mellie Fowler Date 2-9-96

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)

65.00

24.17



46.00

ACCEPTED *Ronnie Edwards* 2/9/96
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.

12.00

26.50

100.00

7.00

50.85

5.00

3.00
8.00

10.62

5' EASEMENT

29.00

DRIVEWAY LOCATION OK

PERMIT REQUIRED FOR CURB CUT

J. J. Clark
2-9-96

2515 N. 15th ST.

22.00

Concrete DRIVEWAY

LOT 3 WELLINGTON ESTATES

25.00

14. FT. EASEMENT

65.00

16'

N. 15th STREET

