

FEE \$	10 ⁰⁰
TCP \$	—

JR 75067

BLDG PERMIT NO. 55513

PLANNING CLEARANCE

✓

004-2050078

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 513 - 17th St. TAX SCHEDULE NO. 2945-132-13-010

SUBDIVISION Slocumb's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x20

FILING BLK 7 LOT 15 3/16 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Joseph Joeschke NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 513 N 17th St

(1) TELEPHONE 242 1995 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Self USE OF EXISTING BLDGS ∅

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

(2) TELEPHONE _____ Garage & Ally access

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 3' to eaves from PL Rear 3' from PL Special Conditions _____

Maximum Height 32' CENS.T. 7 T.ZONE 38 ANN# _____

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 Joseph Joeschke Date 3/19/96

Department Approval Ronnie Edwards Date 3/19/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no chg in use

Utility Accounting Dottie Thomas Date 3/19/96

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)

ACCEPTED *Ronnie* 3/19/96
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.

