

FEE \$ 10.00  
 TCP \$ NO

BLDG PERMIT NO. 57490

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 434 N 15<sup>th</sup> St TAX SCHEDULE NO. 2445-132 14-007  
 SUBDIVISION Locomb SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15' x 15'  
 FILING \_\_\_\_\_ BLK 4 LOT 5-4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Wesley Martin Heston NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 434 N 15<sup>th</sup> St  
 (1) TELEPHONE 245-9223 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT Wesley Martin Heston USE OF EXISTING BLDGS House  
 (2) ADDRESS 434 N 15<sup>th</sup> St DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-9223 addition - S/F

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't \_\_\_\_\_  
 or 20' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Wesley Martin Heston Date Sept 19/96  
 Department Approval [Signature] Date 9/9/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F use (computer down)  
 Utility Accounting Melba Fowler Date 9-9-96

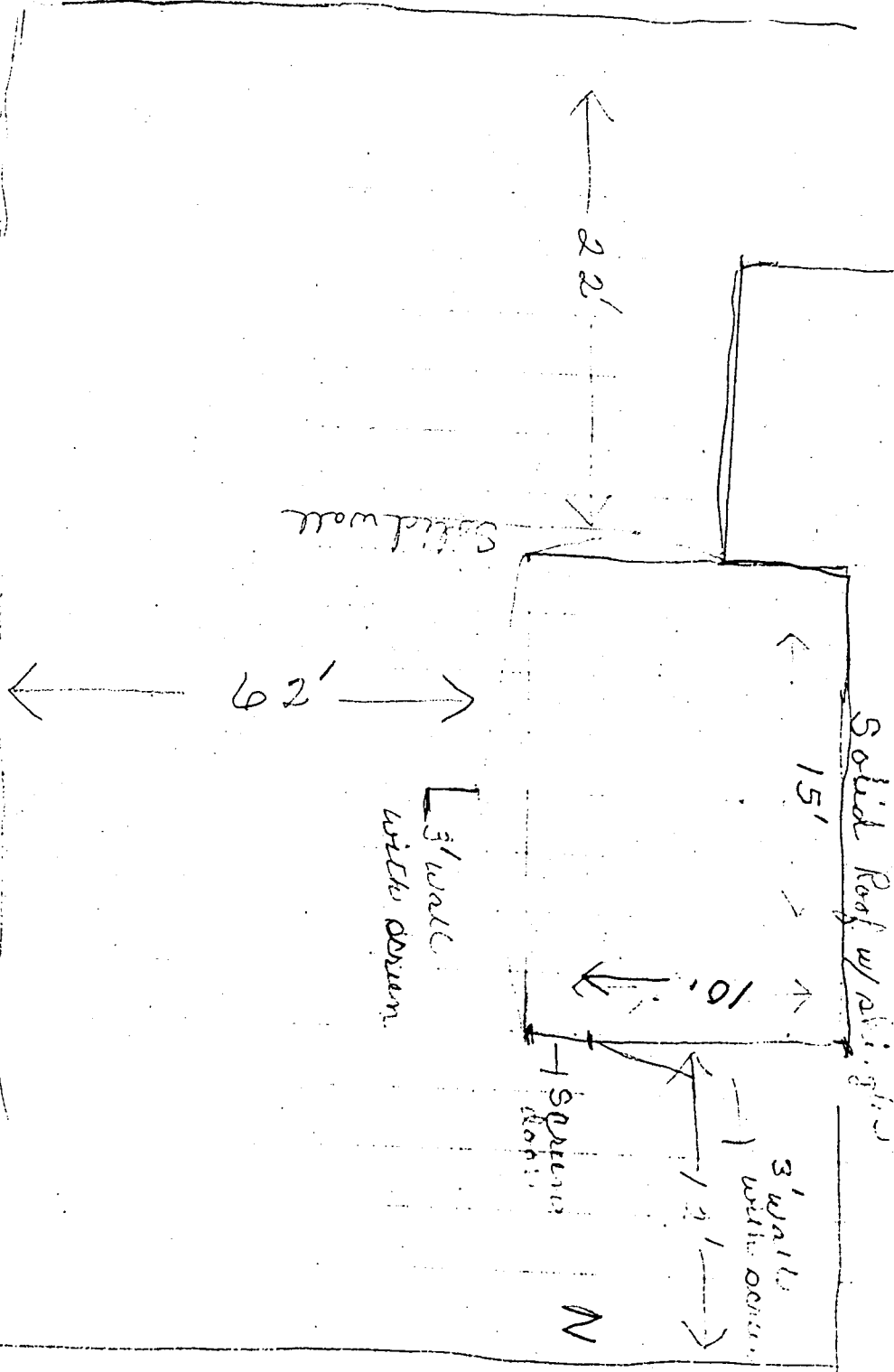
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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ACCEPTED KPA 9/9/96  
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.

← 150' →



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