

FEE \$ 10.00
TCP \$

BLDG PERMIT NO. 57604

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



5000-1135-020

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 528 23 Road TAX SCHEDULE NO. 2945-083-13-004

SUBDIVISION Vista Villa Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800

FILING BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) Res 2209 Garage 440

(1) OWNER Ernest E Worsham NO. OF DWELLING UNITS
Lucy A. Baker BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 528 23 Road

(1) TELEPHONE 242-3568 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Same as #1 USE OF EXISTING BLDGS Dwelling & Garage

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

(2) TELEPHONE _____

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 Accessory structure from property line (PL)
or from center of ROW, whichever is greater Parking Req'mt N/A

Side 5ft from PL Rear 10 ft from PL Special Conditions NONE

Maximum Height 35ft.

CENSUS TRACT 14.01 TRAFFIC ZONE 90

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 Ernest E Worsham Date 9-9-96

Department Approval [Signature] Date 9-9-96

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

Utility Accounting Patricia Nobles 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)

IMPROVEMENT LOCATION CERTIFICATE

528 23 ROAD

FIRST AMERICAN TITLE #123965
WORSHAM/BAKER ACCT.

LOT 4 IN BLOCK 4 OF VISA VILLA SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *(Signature)* 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.

