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TCP \$	—

BLDG PERMIT NO.	55381
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

705
 BLDG ADDRESS 705 24 3/4 Rd TAX SCHEDULE NO. 2701-334-11-074
 SUBDIVISION FAIR MINOR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER JOHN FAIR NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1826 BASS STREET NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-0477 USE OF EXISTING BLDGS _____
 (2) APPLICANT JOHN FAIR DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS 1826 BASS STREET RESIDENCE
 (2) TELEPHONE 245-0477

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-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 9 T.ZONE 4 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 John Fair Date 3-15-96
 Department Approval Bonnie Edwards Date 3-15-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. w/o # 9023

Utility Accounting [Signature] Date 3/15/96

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)

G Rd

ACCEPTED *Donni 3/15/96*
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.

PLANNING

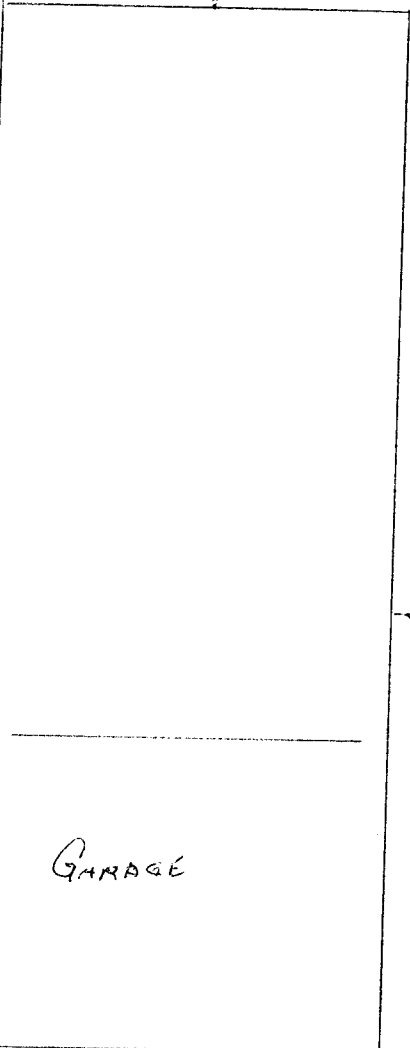
703 24 3/4 RD

50'

LOT # 2

150

50'



GARAGE

24 3/4 RD

Driveway

DRIVEWAY LOCATION OK.
CURB, GUTTER, SIDEWALK IS REQUIRED ALONG 24 3/4 RD
DRIVEWAY SECTION MUST BE CONSTRUCTED IN ACCORDANCE WITH CITY STD. SPECS.
J. K. Chale O.S!
3-15-96

50'