

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57810

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

5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 725 24³/₄ RD. TAX SCHEDULE NO. 2701-334-17-011
 SUBDIVISION NORTH Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800 ^{D'}
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Milton D. Schafz NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 478 West chukAR
 (1) TELEPHONE 434-9502 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Milton D. Schafz USE OF EXISTING BLDGS _____
 (2) ADDRESS 478 West chukAR DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-9502 Single Family 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 PR A.1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 CENS.T. 9 T.ZONE _____ ANN# 4

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 Milton D. Schafz Date 10-2-96
 Department Approval [Signature] Date 10-4-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9555
 Utility Accounting [Signature] Date 10/5/96

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)

705 24 ³/₄ PD

N →

80'

5' 11 1/2' EASE

35'

ACCEPTED SLC 10/4/96
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.

60'

115'

5'

9'

RV



10' 0" EASE

20'

DRIVEWAY

DRIVEWAY LOCATION OK

P. K. Kula

10-3-96 24 ³/₄ PD.