

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 55381

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

✓ 9

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 705 24 3/4 ROAD TAX SCHEDULE NO. 2701-334-11-074  
SUBDIVISION FAIR MINOR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER JOHN FAIR NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1826 BASS STREET  
(1) TELEPHONE (970) 245-0477 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT JOHN FAIR USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS 1826 BASS STREET DESCRIPTION OF WORK AND INTENDED USE: RESIDENCE  
(2) TELEPHONE (970) 245-0477 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-2 Maximum coverage of lot by structures 25%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater  
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 3/12/96  
Department Approval Ronnie Edwards Date 3/14/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W09021-S/F  
Utility Accounting Mellie Fowler Date 3-14-96

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 *Donnie 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.

FRONT

703 24 3/4 RD

50'

LOT # 2

150

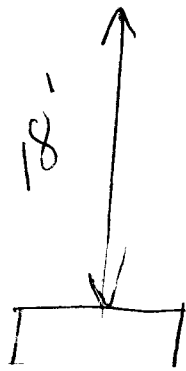
50'

GARAGE

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. Kline O.S. 3-15-96*

30'



ACCEPTED  
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.

*Revised addition okay*  
*PBE 3/28/94*

*1/28/94*

ACCEPTED  
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.

*Ronnie 3/14/96*

DRIVEWAY  
LOCATION OK  
CURB, GUTTER, & SIDEWALK  
IMPROVEMENTS WERE REQUIRED  
WITH THIS SUBDIVISION.  
CONCRETE DRIVEWAY SECTION  
MUST BE CONSTRUCTED IN  
ACCORDANCE WITH CITY  
STANDARD SPECS.

*J. K. [Signature]*  
3-14-96