

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 56965

PLANNING CLEARANCE

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



3007-1090-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1363 Nth 24 St TAX SCHEDULE NO. 2945-124-20-007
 SUBDIVISION Sundial Gardens Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8' x 10'
 FILING _____ BLK 2 LOT all 14, 15 SQ. FT. OF EXISTING BLDG(S) 50 sq ft
 (1) OWNER Barbra Leonard NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1363 Nth 24th
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Jake Gallegos USE OF EXISTING BLDGS shed
 (2) ADDRESS 372 Rosvake Rd DESCRIPTION OF WORK AND INTENDED USE: 8' x 10'
 (2) TELEPHONE 2425426 shed (add on to existing)

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 45%
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' from PL
to eave eave
 Maximum Height 32
 CENSUS TRACT 10 TRAFFIC ZONE 31

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 Jose Gallegos Date 7-24-96
 Department Approval Marcia Batidians Date 7-24-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No change in S/E use

Utility Accounting Miller Fowler Date 7-24-96

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

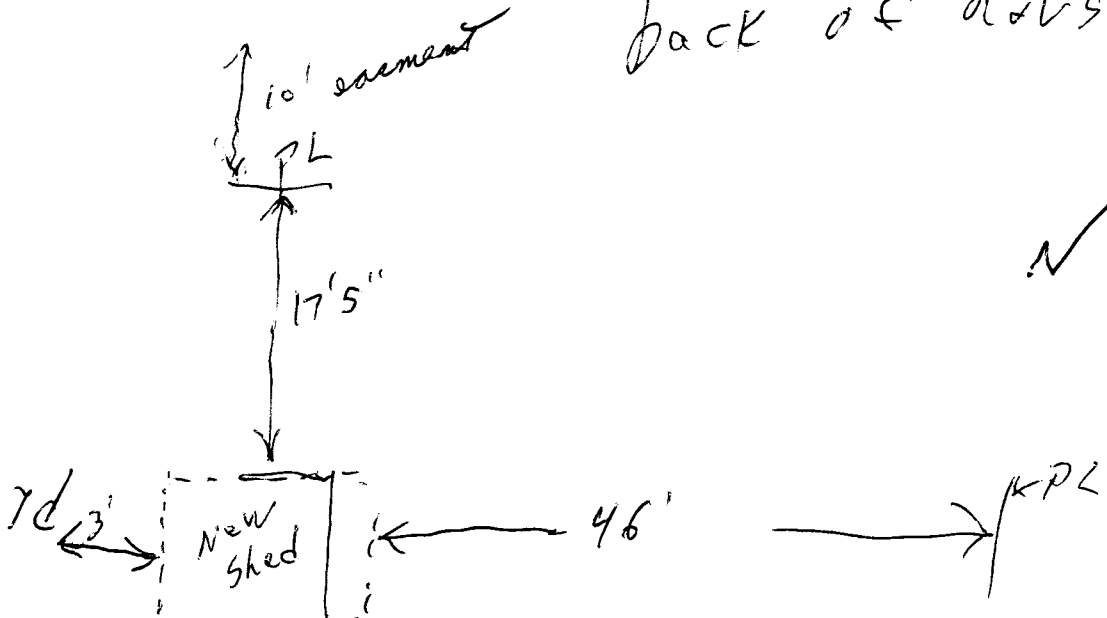
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1363 Nth 24th St

W

back of house

N



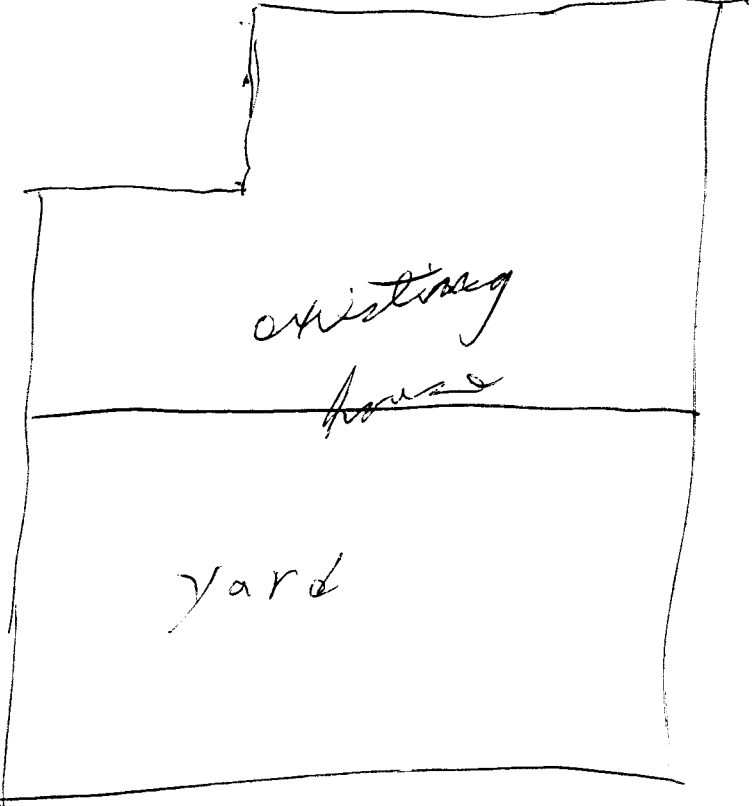
ACCEPTED ME 7-24-94
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND MARK EASEMENTS
 AND PROPERTY LINES.

New shed

existing shed

carport

Drive way



existing house

yard

1363 Nth 24th

Street

Front of house