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BLDG PERMIT NO. 55031

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

pc

3021-2588-02-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 625 25 Road TAX SCHEDULE NO. 2945-044-00-043
SUBDIVISION ~~_____~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 x 86
FILING ~~BLK _____ LOT _____~~ SQ. FT. OF EXISTING BLDG(S) to be removed
(1) OWNER Nathan Ratliff NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 625-25 Rd
(1) TELEPHONE 245-2971 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Shona Ratliff USE OF EXISTING BLDGS _____
(2) ADDRESS 625-25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 245-2971 place new manufactured home

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-R Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or 50' from center of ROW, whichever is greater Special Conditions _____
Side 50' from PL Rear 50' from PL
Maximum Height _____
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 X Nathan Ratliff Date X 2/5/96
Department Approval Marina Babideaux Date 2-14-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - No change in S/F use
Utility Accounting Miller Soule Date 2-14-96

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)

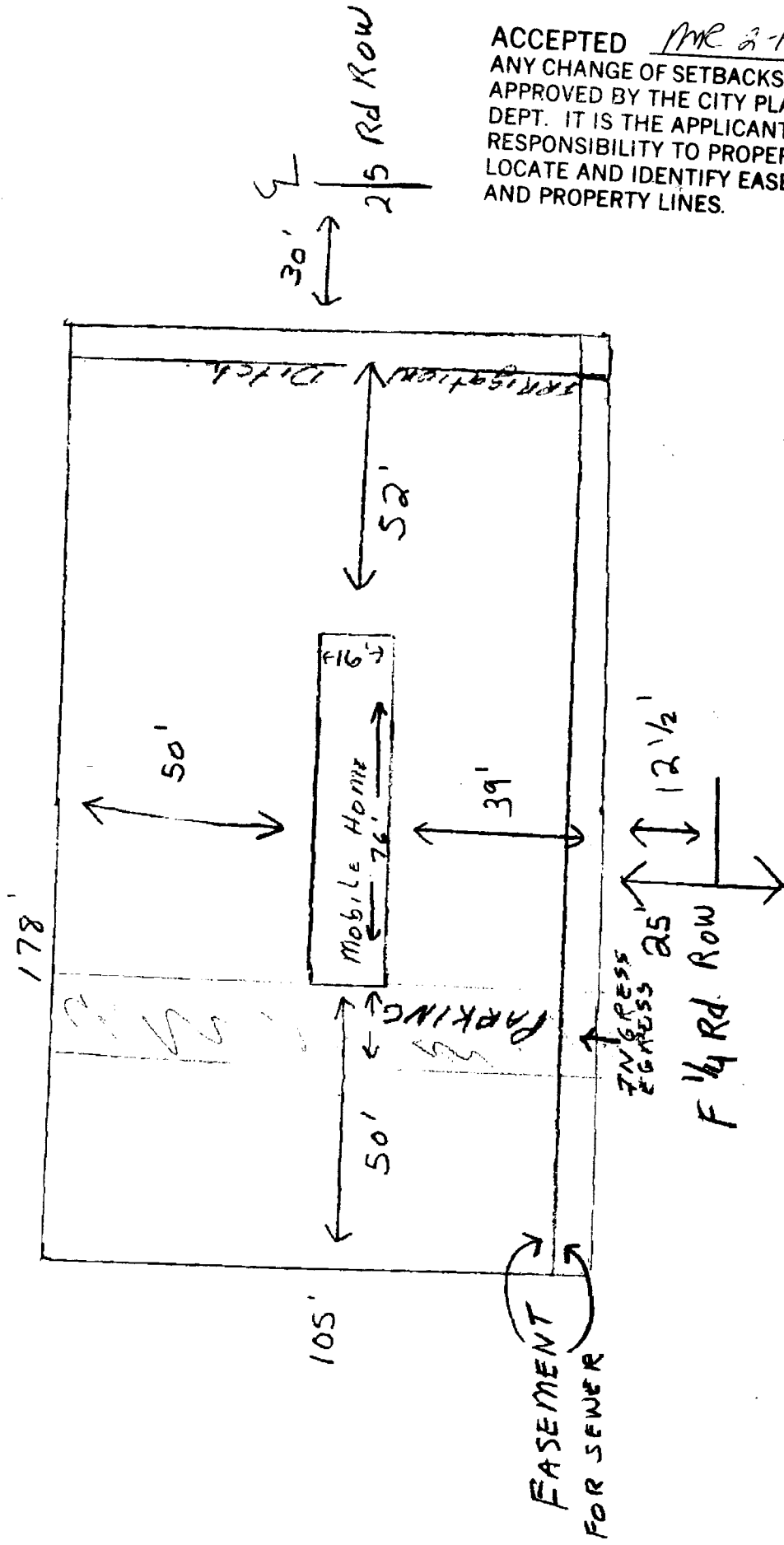
RSF - X Setbacks

FRONT - 50' FROM E ROW

REAR - 50'

SIDE - 50'

ASSUMPTIONS: PROPERTY SIZE 105 X 178'
F 1/4 Rd Row 25'



ACCEPTED MR 2-14-94
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.