

FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 55341

5

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



4004-1420-08-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 256 27 1/2 rd (E.J) TAX SCHEDULE NO. 2945 251-02-013
 SUBDIVISION Cox SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1080 sq ft
 FILING _____ BLK 7 LOT 5 SQ. FT. OF EXISTING BLDG(S) 550 sq ft → dwelling
 (1) OWNER Lisa Tonsfeldt NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 256 27 1/2 rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT same as above USE OF EXISTING BLDGS 1 dwelling 1 shed 1 workshop
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Tear down
 (2) TELEPHONE _____ existing 320 sq ft of house + add 1080 sq ft new.

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 20' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 13 T.ZONE 80 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 Lisa Tonsfeldt Date 2-14-96

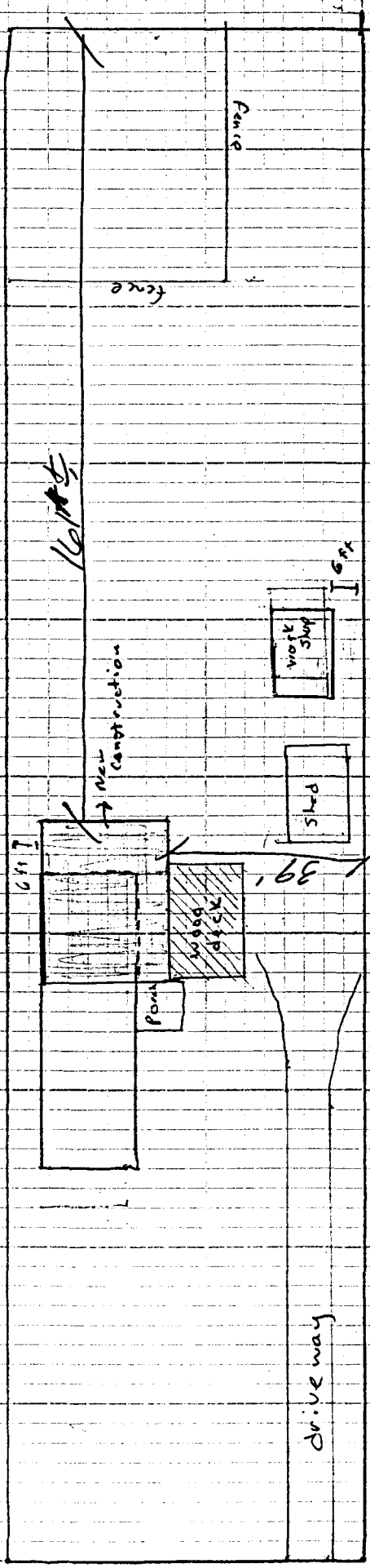
Department Approval Marcia Rabideaux Date 2-14-96

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 Fowler 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)



ACCEPTED MR 2-14-96
 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.

256 27 1/2 Rd.