

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

BLDG PERMIT NO. 58084

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3017-3100-01-4



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 626 27 1/2 Road TAX SCHEDULE NO. 2945-013-00-044

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960 sq. ft.

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 2274 sq. ft.

(1) OWNER Robert P & Katherine Stokes NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 626 27 1/2 Rd.

(1) TELEPHONE 243-1171 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Robert P. Stokes USE OF EXISTING BLDGS family dwelling storage

(2) ADDRESS 626 27 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: back room,

(2) TELEPHONE 243-1171 shelter for horses, storage for tractor & some implements.

**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-4

Maximum coverage of lot by structures 3570

SETBACKS: Front 20' from property line (PL)  
or 50' from center of ROW, whichever is greater

Parking Req'mt 2

Side 3' from PL Rear 10' from PL

Special Conditions —

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 21

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 Robert P. Stokes Date October 25, 1996

Department Approval Antonia Costello Date 10/25/96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting [Signature] Date 10/25/96

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)

⊙ = power pole

North

ACCEPTED SL 10/25/96  
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.

338.56'

