

FEE \$	10 ⁰⁰
TCP \$	

BLDG PERMIT NO. 56480

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	544 28 1/2 RD	TAX SCHEDULE NO.	2943-074-17-015
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	PATIO COVER 576 SQFT
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	980
(1) OWNER	CLEO1. WILLIAM B. BAUGHMAN	NO. OF DWELLING UNITS	BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	544 28 1/2 RD	NO. OF BLDGS ON PARCEL	BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	243 7018	USE OF EXISTING BLDGS	
(2) APPLICANT	Homeowner	DESCRIPTION OF WORK AND INTENDED USE	(SHADE)
(2) ADDRESS	SAME		
(2) TELEPHONE	243-7018		METAL PATIO COVER

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	
SETBACKS: Front	20' from property line (PL)	Parking Req'mt	
or	from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	15' from PL		
Maximum Height		CENSUS TRACT	6
		TRAFFIC ZONE	30

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	William Baughman	Date	6/12/96
Department Approval	Marcia Babineaux	Date	6-12-96

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

Utility Accounting CM Cole Date 6/12/96

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)

NOTA

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.

ACCEPTED MNC 6-12-94
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544 38 1/2 RD

