

FEE \$ 10.00
TCP \$ —

BLDG PERMIT NO. 59158

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

3022-6150-01-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3645 Bell Ct TAX SCHEDULE NO. 2945-012-25-010

SUBDIVISION Bell Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 2 BLK _____ LOT 10 SQ. FT. OF EXISTING BLDG(S) 12x24'

(1) OWNER CARY Miller NO. OF DWELLING UNITS
BEFORE: 1 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 3645 Bell Ct
(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Shane Washington USE OF EXISTING BLDGS Res. Home
Closed in porch

(2) ADDRESS 951 Walnut Co Co 5150 DESCRIPTION OF WORK AND INTENDED USE: Closed

(2) TELEPHONE 243-5369 in porch. (porch is 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-5 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 5 from PL Rear 25' from PL Special Conditions _____

Maximum Height _____ CENS.T. 10 T.ZONE 21 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 Shane Washington Date 5-13-96

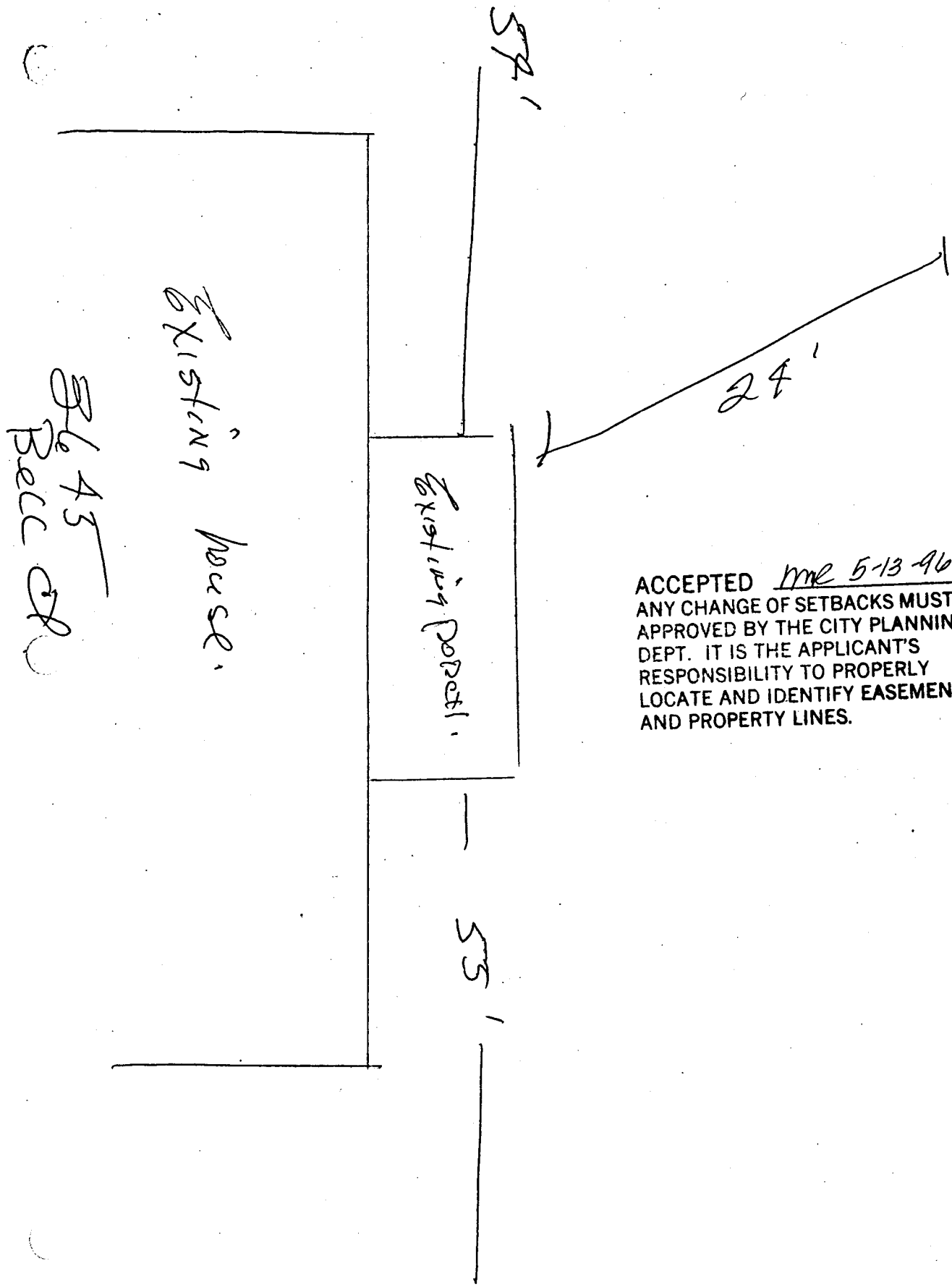
Department Approval Marcia Rabideaux Date 5-13-96

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 5-13-96

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)



Blk 43
Becc O

Existing house.

Existing Porch.

55'

52'

24'

ACCEPTED me 5-13-96
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.