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TCP \$	—

BLDG PERMIT NO. 54736

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

PC

2007-2440-09-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>739 Reiford Ave</u>	TAX SCHEDULE NO.	<u>2945-191-11-005</u>
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1000 sq'</u>
FILING _____ BLK _____ LOT _____		SQ. FT. OF EXISTING BLDG(S)	<u>750 sq'</u>
(1) OWNER	<u>David & Kathy Prince</u>	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS	<u>1059 Ousey Ave G.J.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>242-3597</u>	USE OF EXISTING BLDGS	_____
(2) APPLICANT	<u>Dave Prince</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Remodel</u>
(2) ADDRESS	<u>1059 Ousey Ave G.J.</u>		<u>Rentat</u>
(2) TELEPHONE	<u>242-3597</u>		

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	<u>RMF-32</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>10'</u> from PL		
Rear	<u>20'</u> from PL		
Maximum Height	<u>36'</u>		
		CENS.T.	<u>2</u> T.ZONE <u>36</u> 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	<u>David E. Prince</u>	Date	<u>1-10-96</u>
Department Approval	<u>Marcia Batideaux</u>	Date	<u>1-10-96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in current use

Utility Accounting	<u>Millie Fowler</u>	Date	<u>1-10-96</u>
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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)

Alley

↑
10'6"
↓

10'7"

34.5

* This area will be removed
to meet 10' set backs

6'

← 10' →

← 29-5 →

80'

ACCEPTED me 1-10-96
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.

739 Belford