

FEE \$ \$10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 56325

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 719 BIRDIE ON. TAX SCHEDULE NO. 2901-363-17-001
 SUBDIVISION FANWAY PARK. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 425
 FILING 1 BLK 9 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2480
 (1) OWNER LARRY JONES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 719 BIRDIE ON.
 (1) TELEPHONE 242-5926 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WEBER BUILT O.C. USE OF EXISTING BLDGS SIMILAR ABS.
6800 N. ROAD MILWAUKEE WIS.
 (2) ADDRESS AS ABOVE WISCONSIN CO. DESCRIPTION OF WORK AND INTENDED USE: RE-STRUCTURE BEDROOMS.
81521

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 RSP-4 Maximum coverage of lot by structures OK
 SETBACKS: Front NO CHANGE from property line (PL) Parking Req'mt NC
 or _____ from center of ROW, whichever is greater
 Side 23 from PL ST. SIDE Rear 40 (NO CHANGE) from PL Special Conditions NC
15' INTERIOR SIDE
 Maximum Height NO CHANGE
 CENSUS TRACT 16 TRAFFIC ZONE 13

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 [Signature] Date _____
 Department Approval [Signature] Date 5-30-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-1720-021
 Utility Accounting [Signature] Date 5/30/96

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)

