

FEE \$ 1000
TCP \$ 100

BLDG PERMIT NO. 57310

22 0290018

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 635 Shugiu Dr TAX SCHEDULE NO. 2945-104-05-019
 SUBDIVISION West Lake Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER James R. Goodwin NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 635 Shugiu Dr
 (1) TELEPHONE (970) 242-1020 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: REMOVE
CARPET INTO SINGLE CAR
CATAGE
 (2) TELEPHONE _____

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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 10

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 James R. Goodwin Date 8/26/96

Department Approval Maria Rubidoux Date 8-26-96

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

Utility Accounting Marshall Cole Date 8/26/96

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)



ACCEPTED MC 8-26-96
 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.

EXISTING HOUSE
 24' x 40'

ROOF IS PRE EXISTING
 AND CARRIES OUT OVER
 EXISTING CARPORT

CARPORT
 11' x 20'

(220 SQ FT.)
 GARAGE
 WHEN
 ENCLOSED

PRE-EXISTING
 4x4 FRAMING

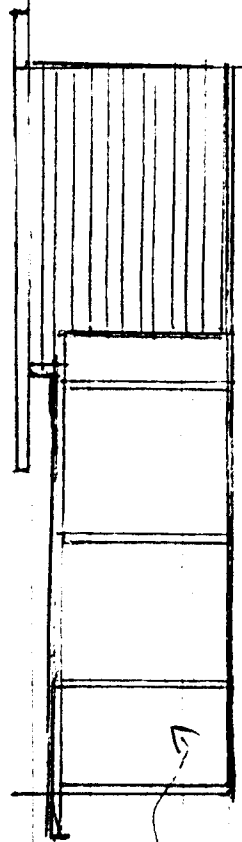
8' x 7' GARAGE DOOR TO BE INSTALLED

FRONT DOOR

25'
 TO PROPERTY LINE

ENCLOSE EXISTING CARPORT INTO GARAGE BY
 FILLING IN WEST WALL WITH 2x4 FRAMING,
 SHEATHING, METAL SIDING (AS ON HOUSE)

45' FROM CENTER OF STREET TO FRONT WALL OF
 STRUCTURE



WEST ELEVATION
 CARPORT AS EXISTS

635 Bluegill Dr.