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BLDG PERMIT NO.	55290
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2258 Broadway</u>	TAX SCHEDULE NO. <u>2945-074-09-015</u>
SUBDIVISION <u>Redlands Estate</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>100</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>400</u>
(1) OWNER <u>Boljeman</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2258 Broadway</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-7761</u>	USE OF EXISTING BLDGS <u>home & garage</u>
(2) APPLICANT <u>Boljeman</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>1-Bath</u>
(2) ADDRESS <u>2258 Broadway</u>	<u>addition to detached garage</u>
(2) TELEPHONE <u>242-7761</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>RSF-4</u>	Maximum coverage of lot by structures <u>35%</u>
75 SETBACKS: Front <u>75'</u> <u>50'</u> from property line (PL) or <u>50'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>Not to be used as</u>
Maximum Height <u>32'</u>	<u>a separate residence.</u>
	CENS.T. <u>14</u> T.ZONE <u>91</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).

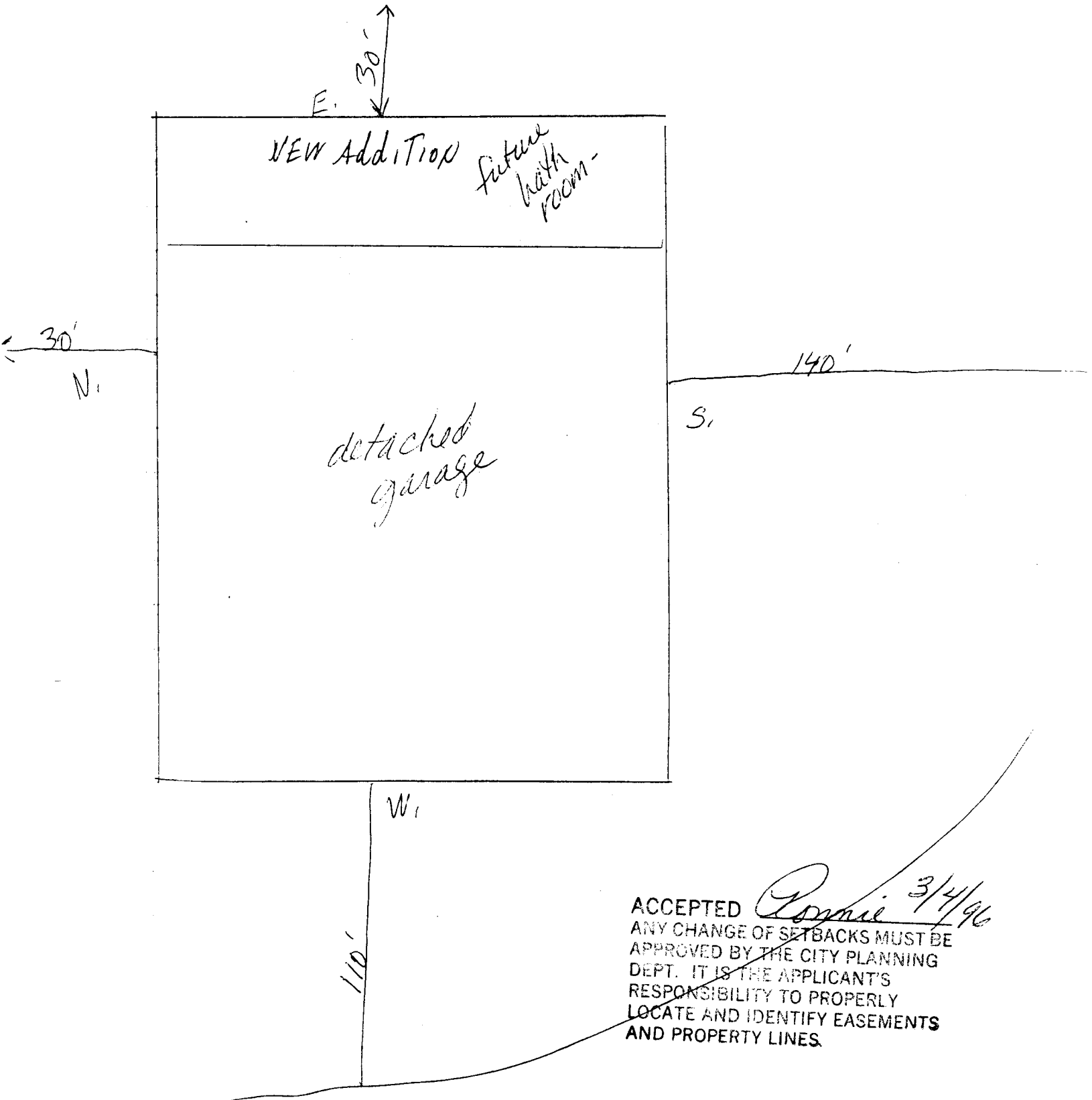
Applicant Signature <u>Boljeman</u>	Date <u>3/4/96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>3/4/96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NOT A SEWER, JT TAP TIME - NOT RENTING

Utility Accounting <u>Redlands</u>	Date <u>3-4-96</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)



ACCEPTED *Ronnie 3/4/96*
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.

*Francis
J. S. S. S.*