

FEE \$ 10.00
TCP \$

BLDG PERMIT NO. 54814

PC

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2258 BROADWAY TAX SCHEDULE NO. 2945-074-09-015
 SUBDIVISION REDLANDS ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) ~~200~~ 1100
 (1) OWNER BOB JENSEN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2258 BROADWAY NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 242-7761 USE OF EXISTING BLDGS 2
 (2) APPLICANT BOB JENSEN DESCRIPTION OF WORK AND INTENDED USE: WOOD DECK
 (2) ADDRESS SAME
 (2) TELEPHONE 242-7761

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or 75' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height _____
 CENS.T. 14 T.ZONE 91 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).

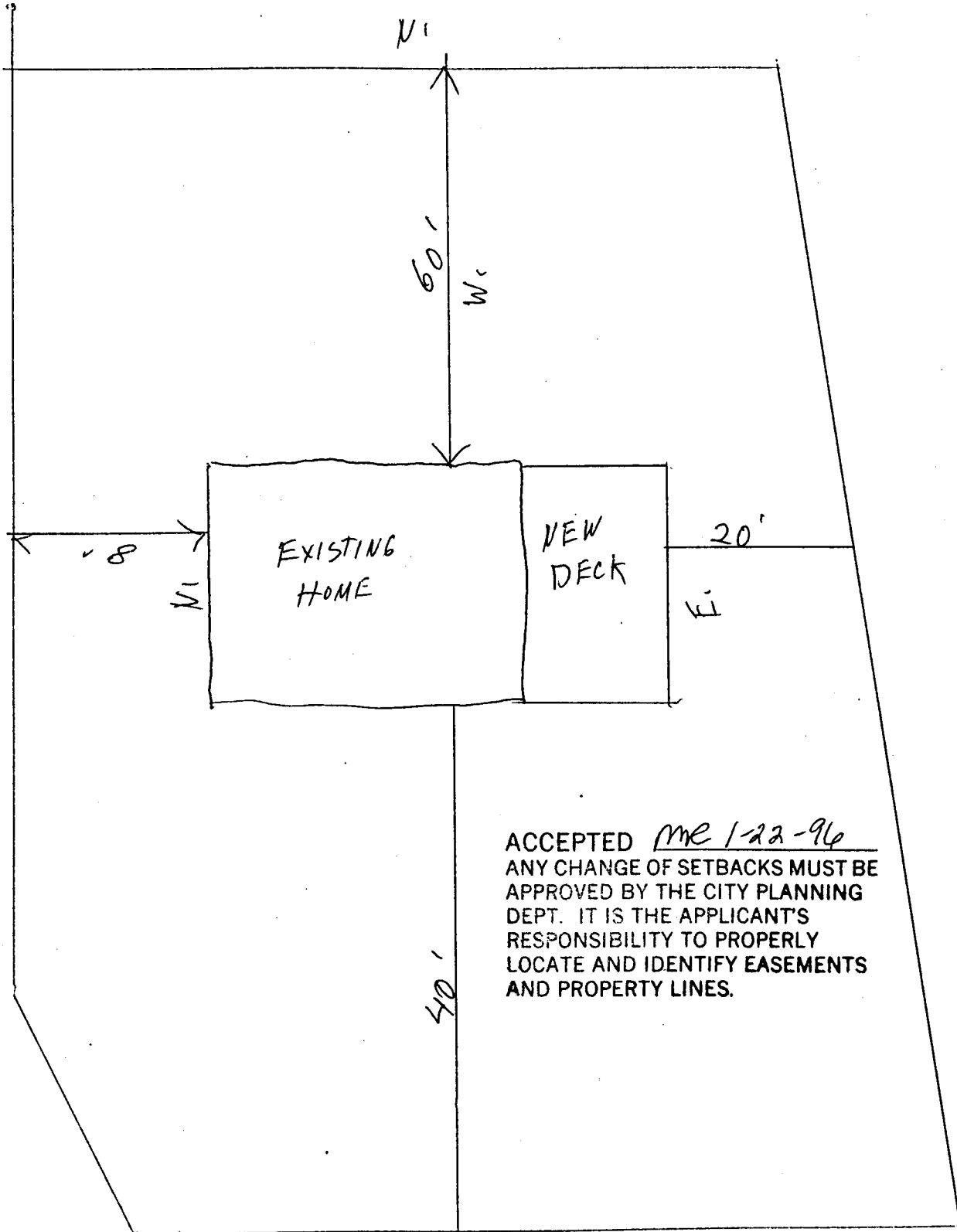
Applicant Signature Bob Jensen Date 1-22-96
 Department Approval Marcia Babiarz Date 1-22-96

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

Utility Accounting Mellie Fowler Date 1-22-96

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 ME 1-22-96
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.

2258 BROADWAY