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BLDG PERMIT NO. 56694

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



4006-0565-039 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 298 Cherry Lane TAX SCHEDULE NO. 294525100005
 SUBDIVISION McCoy SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x14
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 775
 (1) OWNER Helene Herland NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 232 4th St ^{Box 1363} ~~Palmer~~ ^{Palmer}, Col 81526 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 464-5123
 (2) APPLICANT Same USE OF EXISTING BLDGS Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ enclosing patio

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

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 Helene Herland Date 5-29-96
 Department Approval Ronnie Edwards Date 5-29-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in S/F use
 Utility Accounting Miller Fowler Date 5-29-96

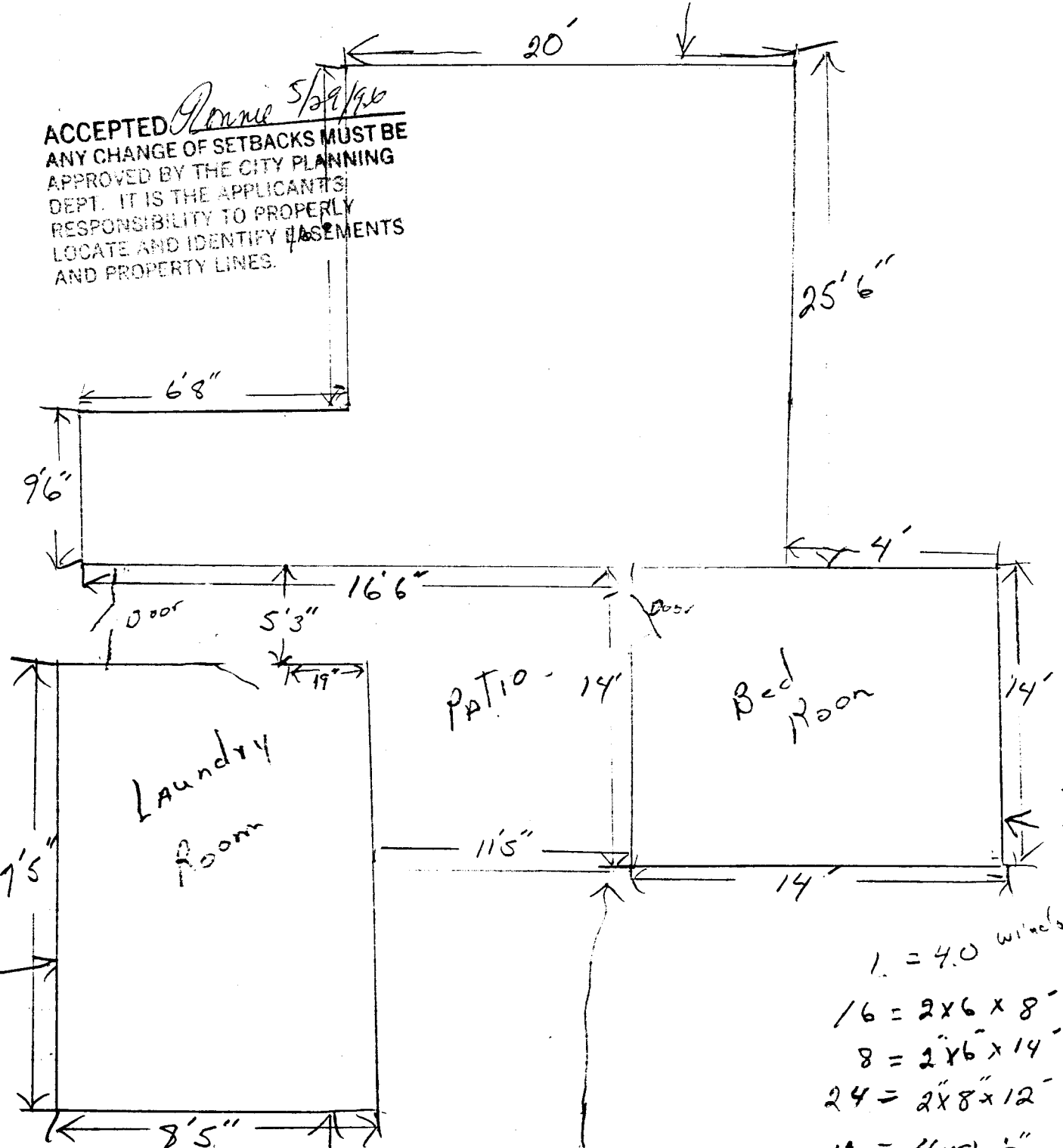
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

↑ Property line

ACCEPTED *Ronnie* 5/29/96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.

↑ Property line



298 Cherry Lane

Property Line

- 1 = 4.0 windows
- 16 = 2x6x8"
- 8 = 2x6x14"
- 24 = 2x8x12"
- 16 = 4x8 1/2"
- 3.5 Sys Shingles
- 2 yards Concrete
- insulation