

FEE \$	<del>10.00</del>
TCP \$	— 0 —

VAR-96-34

BLDG PERMIT NO. 56082
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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 2645 CHESTNUT DR TAX SCHEDULE NO. 2701-353-01-020  
 SUBDIVISION Rolling Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300  
 FILING 122186 BLK      LOT 19 SQ. FT. OF EXISTING BLDG(S) 2,300  
 (1) OWNER John C KESTER NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2645 CHESTNUT DRIVE NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 970 242-7029  
 (2) APPLICANT John C KESTER USE OF EXISTING BLDGS Single Family Dwelling  
 (2) ADDRESS      DESCRIPTION OF WORK AND INTENDED USE: ADD  
 (2) TELEPHONE      GARAGE AND 300 S. FEET TO HOUSE.

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-2 Maximum coverage of lot by structures       
 SETBACKS: Front 20' from property line (PL) Parking Req'mt       
 or 45' from center of ROW, whichever is greater  
 Side 10' from PL Rear 30' from PL Special Conditions 10' side yd. setback  
 Maximum Height      approved - VAR-96-34  
 CENS.T. 10 T.ZONE 19 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).

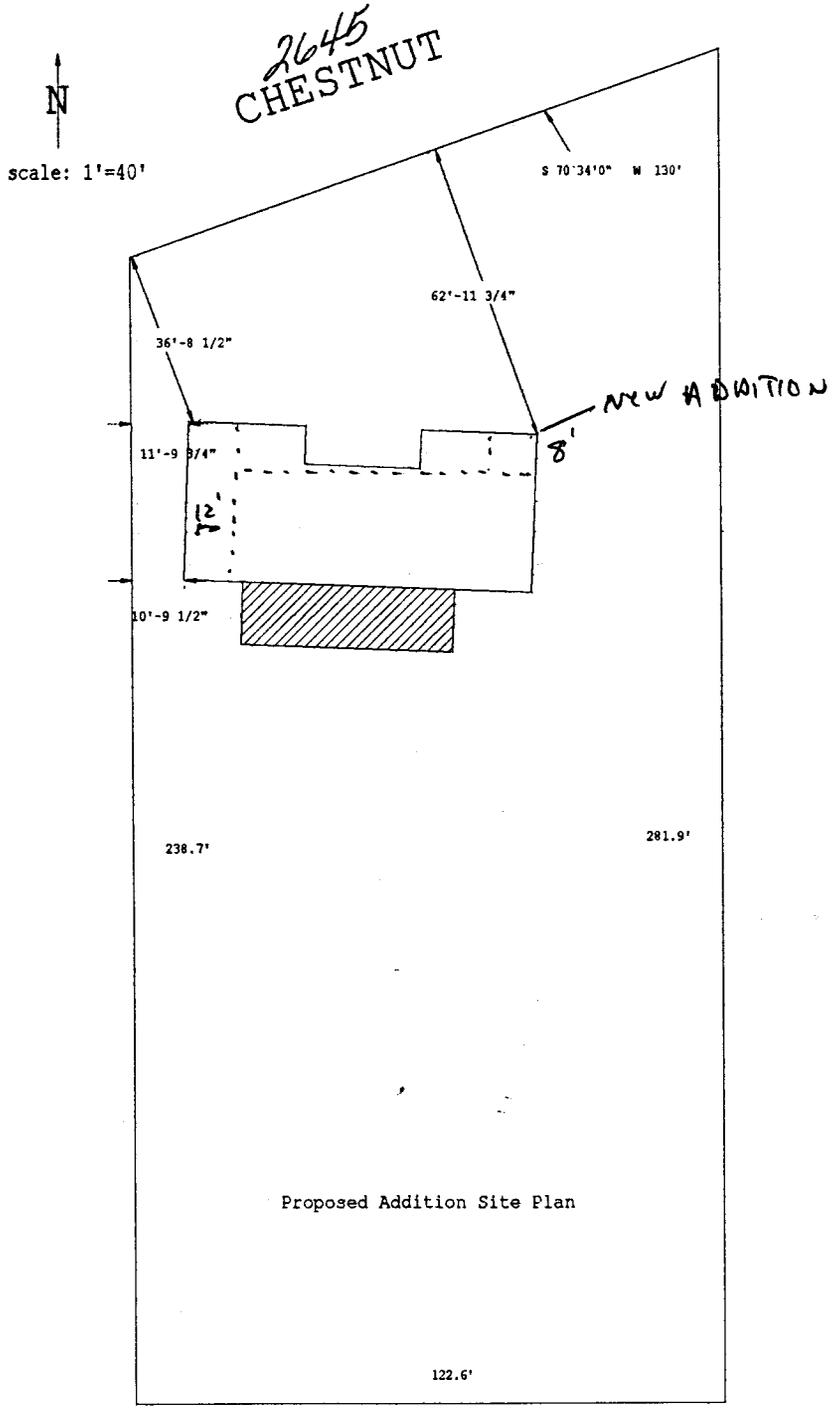
Applicant Signature [Signature] Date 5-3-96  
 Department Approval [Signature] Date 5-3-96

Additional water and/or sewer tap fee(s) are required: YES      NO  W/O No. 3021-7820-02-3

Utility Accounting [Signature] Date 5-3-96

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 MR 5-3-94  
 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.