

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57567

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



3022-1910-04-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1946 Clover Ct TAX SCHEDULE NO. 2945 014-14-002
SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360
FILING 3 BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 1740
(1) OWNER Nic Korte NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1946 Clover Ct
(1) TELEPHONE 970-242-3774 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Nic Korte USE OF EXISTING BLDGS residence
(2) ADDRESS 1946 Clover Ct DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 242-3774 expand hitcher add storage/shed area

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-5 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 25' from PL Special Conditions ACCO approval
Maximum Height 32' required
CENSUS TRACT 10 TRAFFIC ZONE 21

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 Nic Korte Date 9/11/96
Department Approval Antonia J. Costello Date 9/11/96

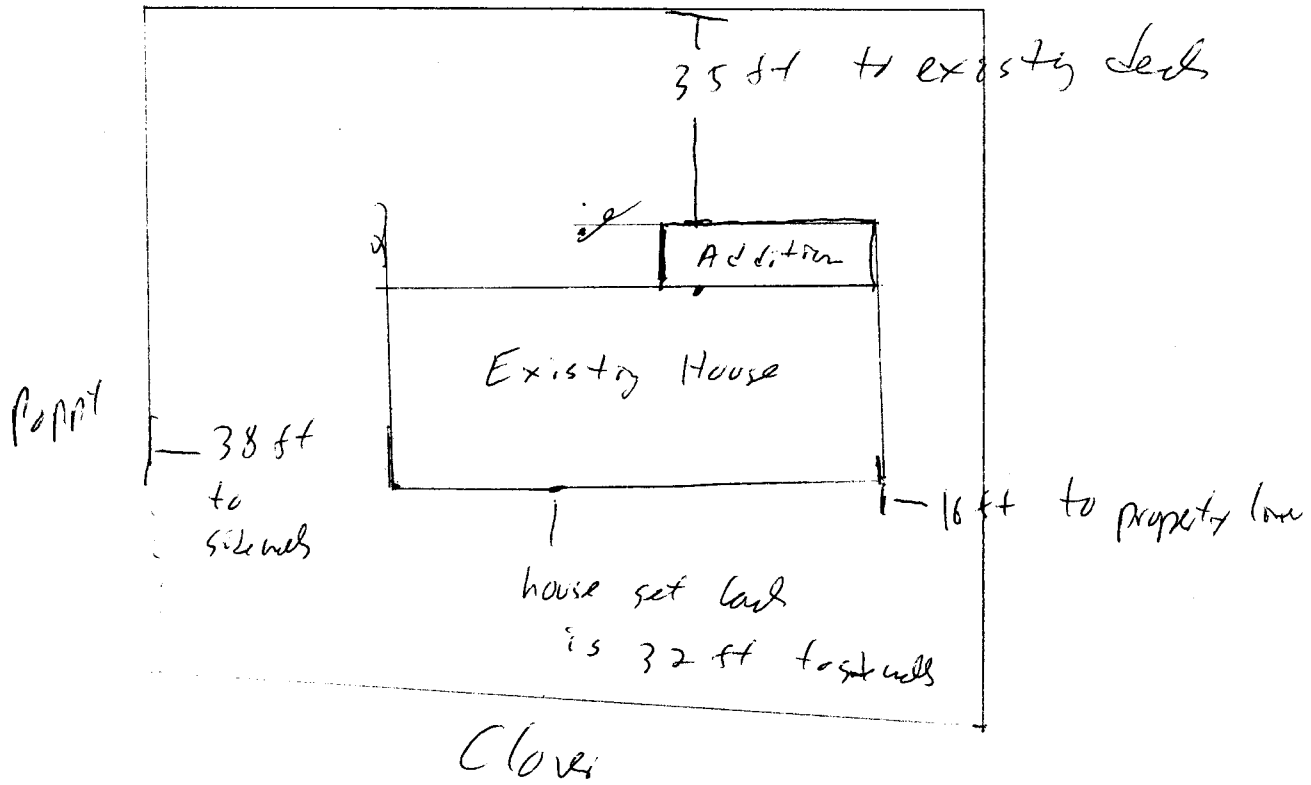
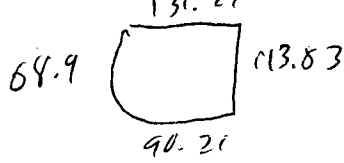
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Goldenrod Date 9-11-96

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)

lot =



Addition cover existing deck + patio

ACCEPTED SLC 9/11/96
 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.