

FEE \$ 10<sup>00</sup>  
TCP \$ —

BLDG PERMIT NO. 56296

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 406 COUNTRY CLUB PK TAX SCHEDULE NO. 2945 211 07 004  
SUBDIVISION COUNTRY CLUB PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 sq. ft.  
FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 2250 sq. ft.  
(1) OWNER THOMAS E. MORAN NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 406 COUNTRY CLUB PK  
(1) TELEPHONE 243-9745 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT THOMAS E. MORAN USE OF EXISTING BLDGS HOME  
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: EXTEND  
(2) TELEPHONE — SIZE OF PORCH + COVER

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 25%  
SETBACKS: Front 20' from property line (PL) Parking Req't —  
or 45' from center of ROW, whichever is greater Special Conditions —  
Side 15' from PL Rear 30' from PL  
Maximum Height 32'  
CENSUS TRACT 14 TRAFFIC ZONE 96

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 5-31-96  
Department Approval [Signature] Date 5-31-96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. not on sewer at this time  
Utility Accounting [Signature] Date 5/31/96

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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

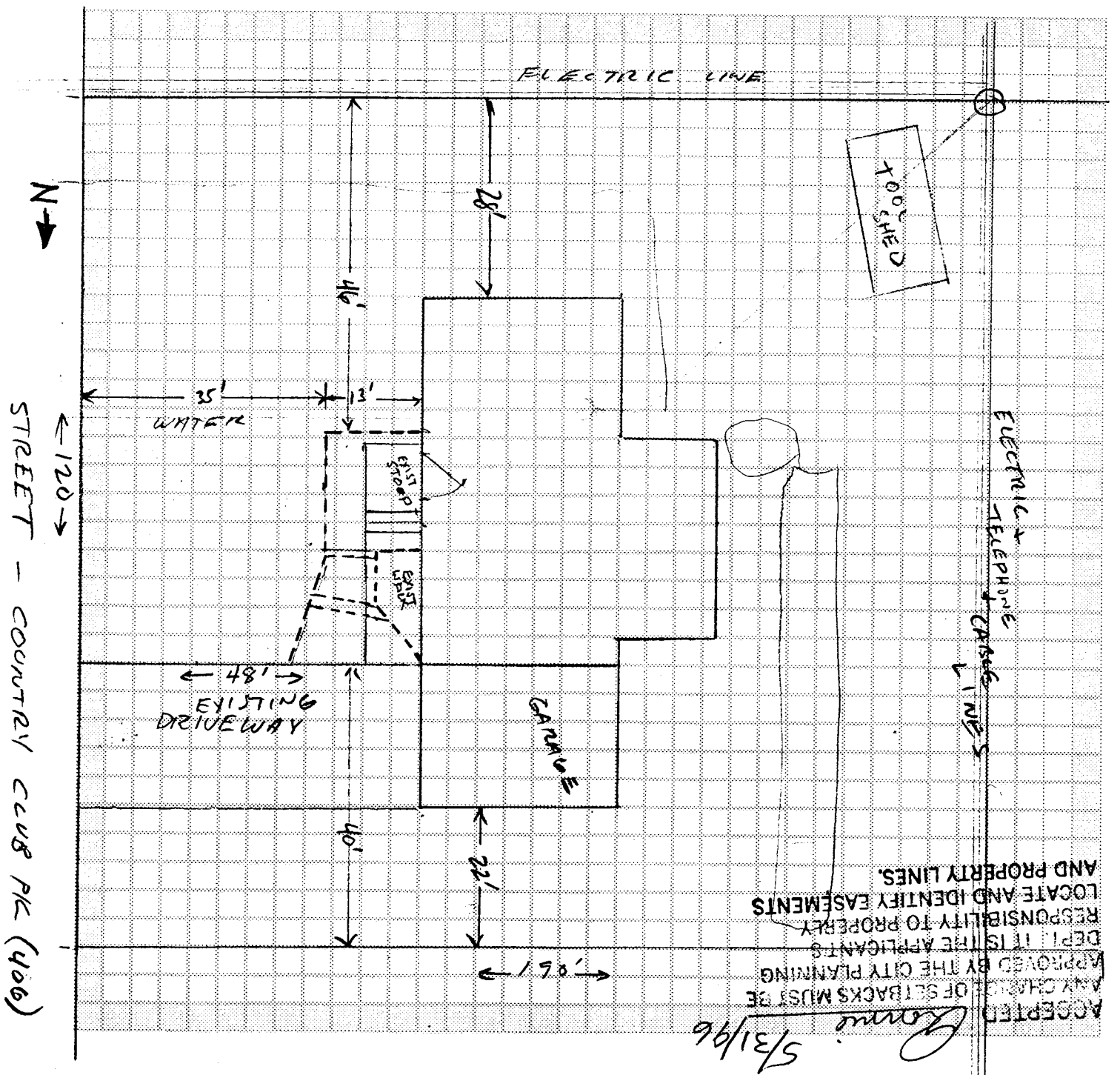
Health Dept

3097

1. An outline of the PROPERTY LINES with dimensions.
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks).
4. All EASEMENTS or RIGHTS-OF-WAY on the property.
5. All other STRUCTURES on the property.
6. All STREETS adjacent to the property and street names. *SAME*
7. All existing and proposed DRIVEWAYS. *SAME*
8. An arrow indicating NORTH.
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. *SAME*

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ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES