

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55703

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2464 F¹/₄ RD</u>	TAX SCHEDULE NO.	<u>2945-044-00-041</u>
SUBDIVISION	<u>N/A.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>175.00</u>
FILING _____ BLK _____ LOT _____		SQ. FT. OF EXISTING BLDG(S)	<u>1,250.00</u>
(1) OWNER	<u>KRIS COOK</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>2464 F¹/₄ RD</u>	BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) TELEPHONE	<u>245-7355</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>KRIS COOK</u>	BEFORE: <u>3</u> AFTER: <u>3</u>	THIS CONSTRUCTION
(2) ADDRESS	<u>2464 F¹/₄ RD</u>	USE OF EXISTING BLDGS	<u>STORAGE/STORAGE/DWELLING</u>
(2) TELEPHONE	<u>245-7355</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>REMOVE</u>
			<u>5/f</u> <u>PORTION OF EXISTING DWELLING/RE BUILD/REMODEL</u>

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	<u>RSF-R</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>25'</u> from property line (PL)	Parking Req'mt	_____
or	<u>50'</u> from center of ROW, whichever is greater	Special Conditions	<u>approved per future text amendment</u>
Side	<u>50'</u> from PL		
Rear	<u>50'</u> from PL		
Maximum Height	_____	CENS.T.	<u>9</u>
		T.ZONE	<u>4</u>
		ANNX#	_____

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	<u>[Signature]</u>	Date	<u>3/29/96</u>
Department Approval	<u>Ronnie Edwards (KP/LT)</u>	Date	<u>3/29/96</u>

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <input checked="" type="checkbox"/>	W/O No.	<u>On Septic</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3-29-96</u>

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)

KRIS COOK
2464 F¹/₄ RD

TAX PARCEL # 2945-044-00-041

ACCEPTED
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.

Ronnie 3/29/96
(KP/LT)

*approved per
future text
amendment*



1" = 20'

