

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO 57247

### PLANNING CLEARANCE

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

10012750013

✓

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 324 E. Home TAX SCHEDULE NO. 2945-231-01-005  
First  
SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Home NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Home USE OF EXISTING BLDGS Home  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: extend  
(2) TELEPHONE 294-2311 Wheelchair ramp

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 I-1 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or 25' from center of ROW, whichever is greater  
Side 0 from PL Rear 0 from PL Special Conditions Front yard setback  
Maximum Height 65' NA due to 6" Height  
CENSUS TRACT 8 TRAFFIC ZONE 44

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).

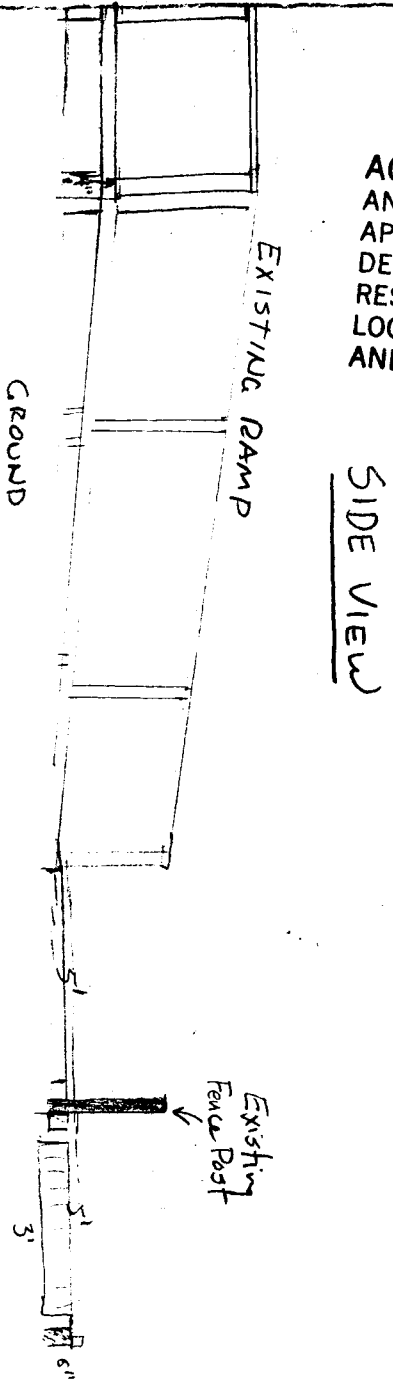
Applicant Signature [Signature] Date 6/12/96  
Department Approval Ronnie Edwards (KA) Date 6/12/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change  
Utility Accounting Marshall Cole Date 6/17/96

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)

Plan 3, Ramp Modification: 847 1st Avenue, Grand Tot, Co 81501

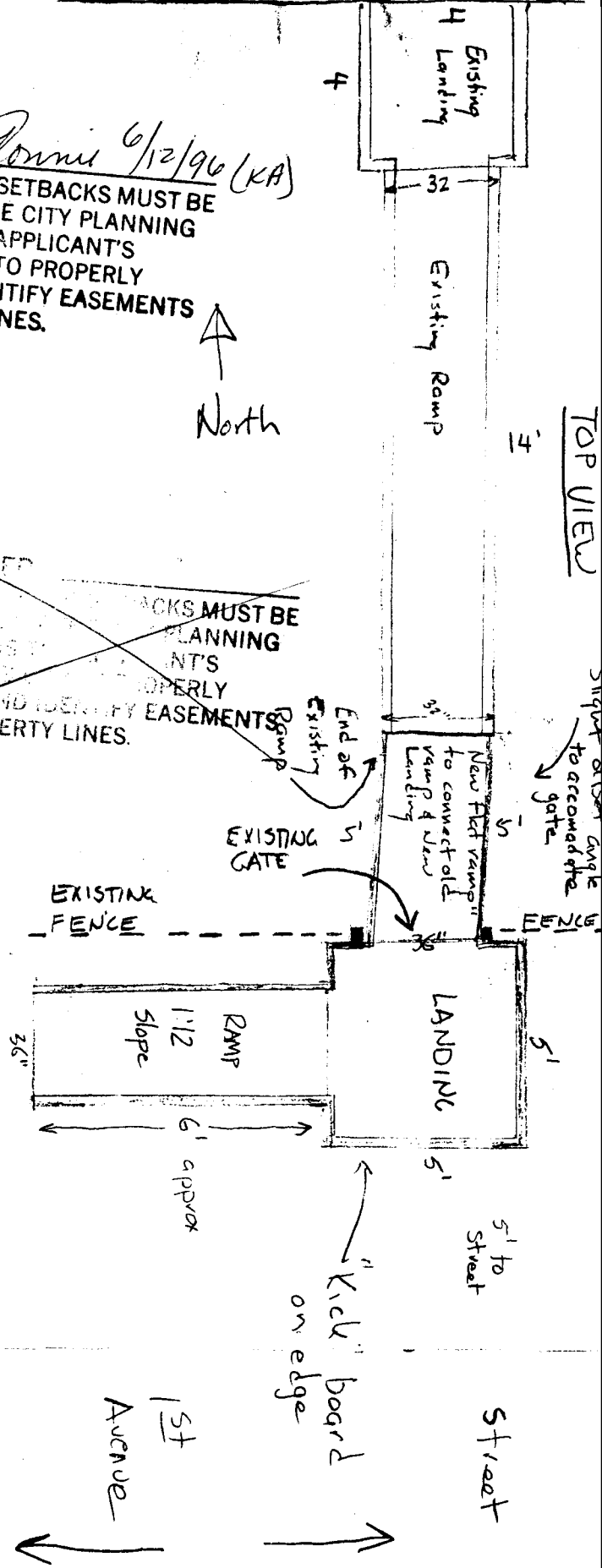


ACCEPTED *Permit 6/12/96 (KA)*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SIDE VIEW

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TOP VIEW

New extension to ramp would not have railings due to its low height (6" max) It would have a "kick" around edge

5ft to street  
 1st Avenue

Street  
 1st Avenue