

FEE \$	10.00
TCP \$	—

BLDG PERMIT NO. 57506

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 539 1/2 Glenwood Grand Junction, CO. TAX SCHEDULE NO. 2943-073-01-054

SUBDIVISION Cathedral Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16' x 30'

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 924

(1) OWNER James D. Wright NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Same

(1) TELEPHONE 243-0539 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Residence

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ construct detached garage

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-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Parking Req'mt NA
 or _____ from center of ROW, whichever is greater

Side 3 from PL Rear 15 from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 6 TRAFFIC ZONE 30

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 James D. Wright Date 9/9/96

Department Approval Walter L. ... Date 9/9/96

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

Utility Accounting Jacques ... Date 9/9/96

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)

100.00

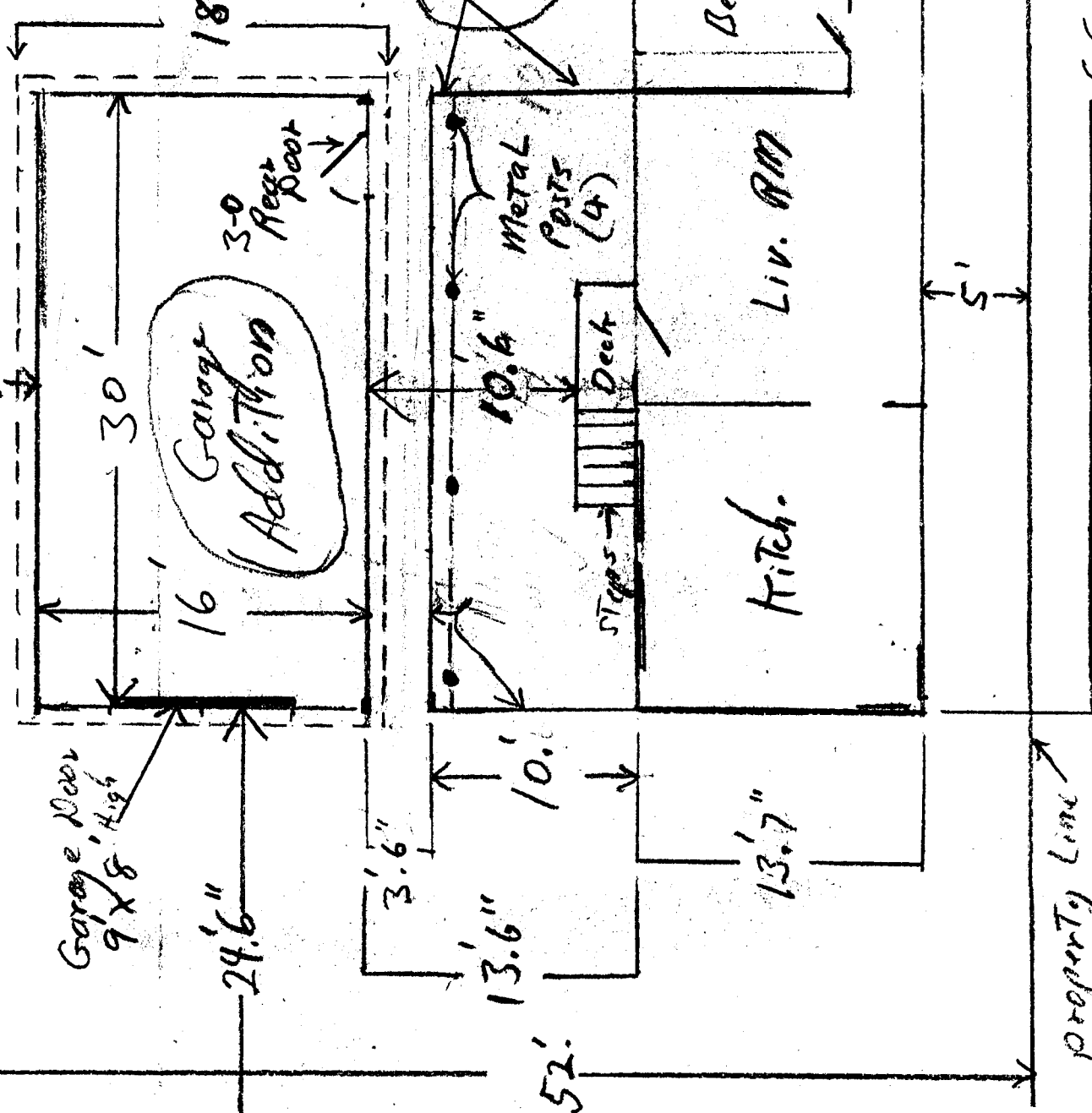
Mesa ↑

Property Line →

Lot Size
52' X 100' ^{approx.}

ACCEPTED
ANY CHANGE OR SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

18' Roof eave. 1' overhang



Sidewalk

Green Rd.

Property Line →

66'