

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 6335

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

# 2001-1780-226



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS <u>1015 Grand Ave</u>	TAX SCHEDULE NO. <u>2945-144-02-016</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>420'</u>
FILING _____ BLK <u>87</u> LOT <u>Part of 3, 3. 1109 4</u>	SQ. FT. OF EXISTING BLDG(S) <u>1500 ±</u>
(1) OWNER <u>Ben Kilgore</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-0332</u>	USE OF EXISTING BLDGS <u>1st. home</u>
(2) APPLICANT <u>Tom Keogh</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>free</u>
(2) ADDRESS <u>1015 Grand Ave</u>	<u>Standing deck - not covered</u>
(2) TELEPHONE <u>248-3646</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>RMF-64</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>65'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS TRACT <u>2</u> TRAFFIC ZONE <u>41</u>

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).

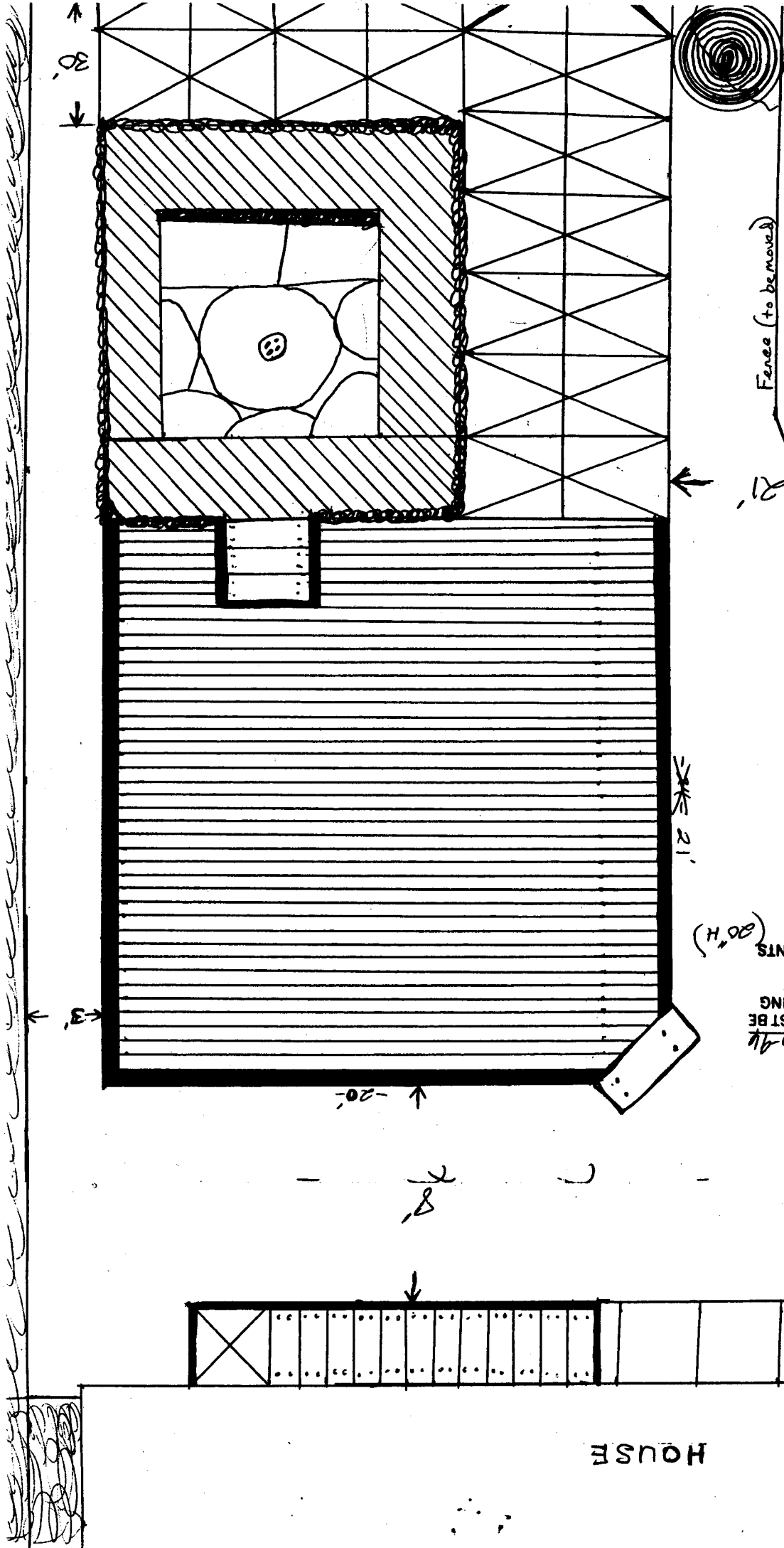
Applicant Signature <u>Thomas Keogh</u>	Date _____
Department Approval <u>Marcia Babidany</u>	Date <u>5-30-96</u>

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

Utility Accounting Monitors Date 5-30-96

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)



Fence (to be removed)

ACCEPTED  
 Mc 5-20-94  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO CORRECTLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES. (20' H)

HOUSE