

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 54888

292⁰⁰ - School Impact Fee
\$802⁰⁰

PLANNING CLEARANCE

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

VTCP
Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1710 Grand TAX SCHEDULE NO. 2945-132-171-012
 SUBDIVISION Stocomb's Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1194 + 72
 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER Jim Bishop NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1004 ORAY NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-2550 USE OF EXISTING BLDGS New Home
 (2) APPLICANT COY KRAFT DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2322 Hwy 6+50 New Home
 (2) TELEPHONE 241-4537

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 38

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 Coy Kraft Date 7/15/96
 Department Approval Ronnie Edwards Date 7/18/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. S-9353 W-9354

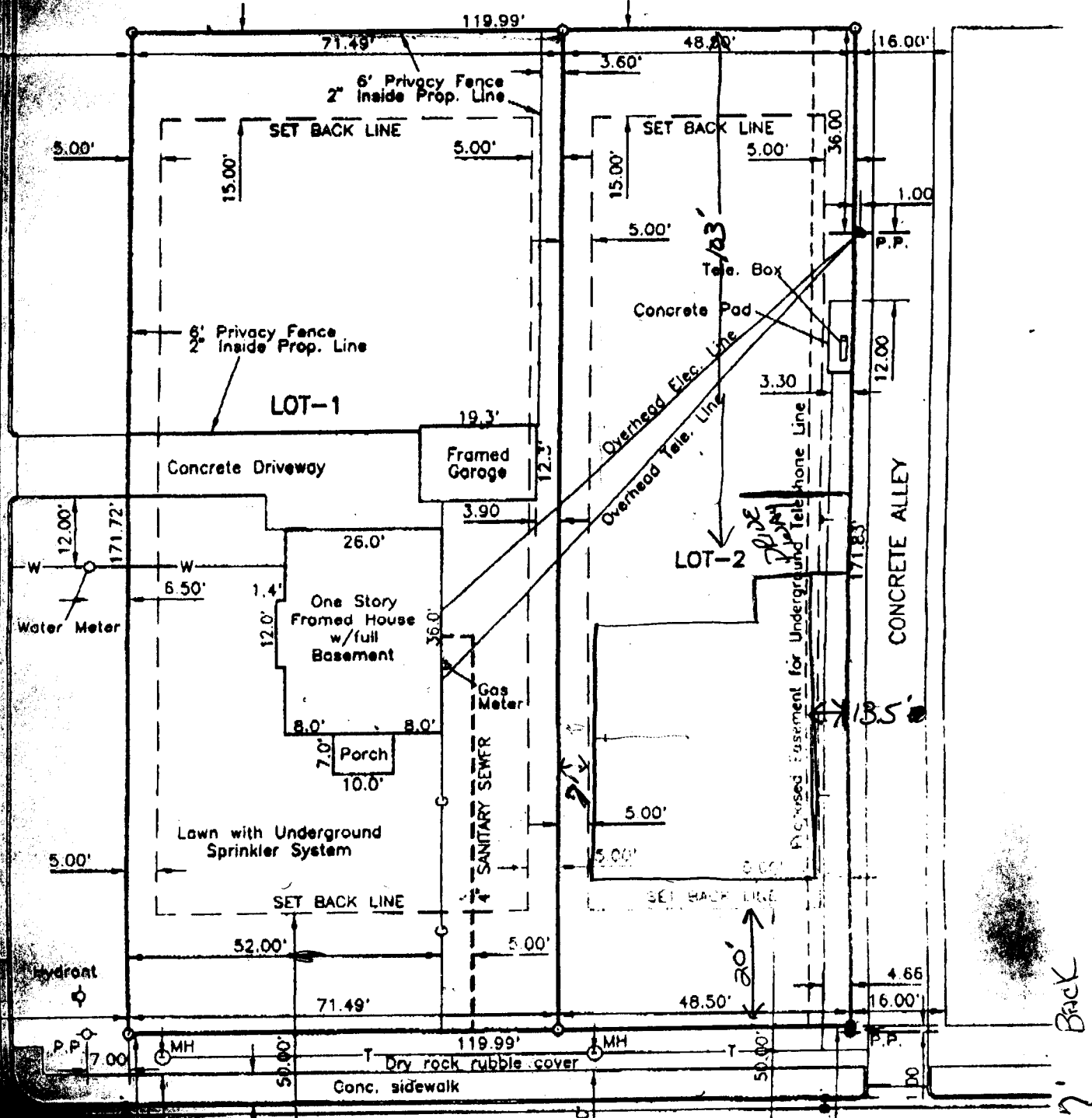
Utility Accounting [Signature] Date 7/18/96

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)

ACCEPTED OURAY *Ronnie 7/18/96*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY LOCATION OK

1710 Grand Ave.

J. M. [Signature] 7-18-96

10' 5" 5" 10' 5" 5" 10' 5" 5"