

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

BLDG PERMIT NO. 57536

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

✓ coll. 96-4.27  
 Re-done 12/13/96

4002-0960-05-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 655 GRAND MESA AVE TAX SCHEDULE NO. # 2945 233 06022

SUBDIVISION Giffords RePlat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360 Sq Ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 15, 16 <sup>P4</sup> 14, 17 SQ. FT. OF EXISTING BLDG(S) 1120

(1) OWNER Dorothy C. Green NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 655 GRAND MESA AVE

(1) TELEPHONE 241-9106 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Dorothy C. Green USE OF EXISTING BLDGS Home + GARAGE

(2) ADDRESS 655 GRAND MESA AVE DESCRIPTION OF WORK AND INTENDED USE:  
Addition to Home

(2) TELEPHONE 241-9106

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 RMF-16 Maximum coverage of lot by structures 50%

SETBACKS: Front 35' <sup>20'</sup> from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 10' from PL Rear 30' <sup>20'</sup> from PL Special Conditions \_\_\_\_\_

Maximum Height 36'

CENSUS TRACT 13 TRAFFIC ZONE 80

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 Dorothy C. Green Date 9/12/96

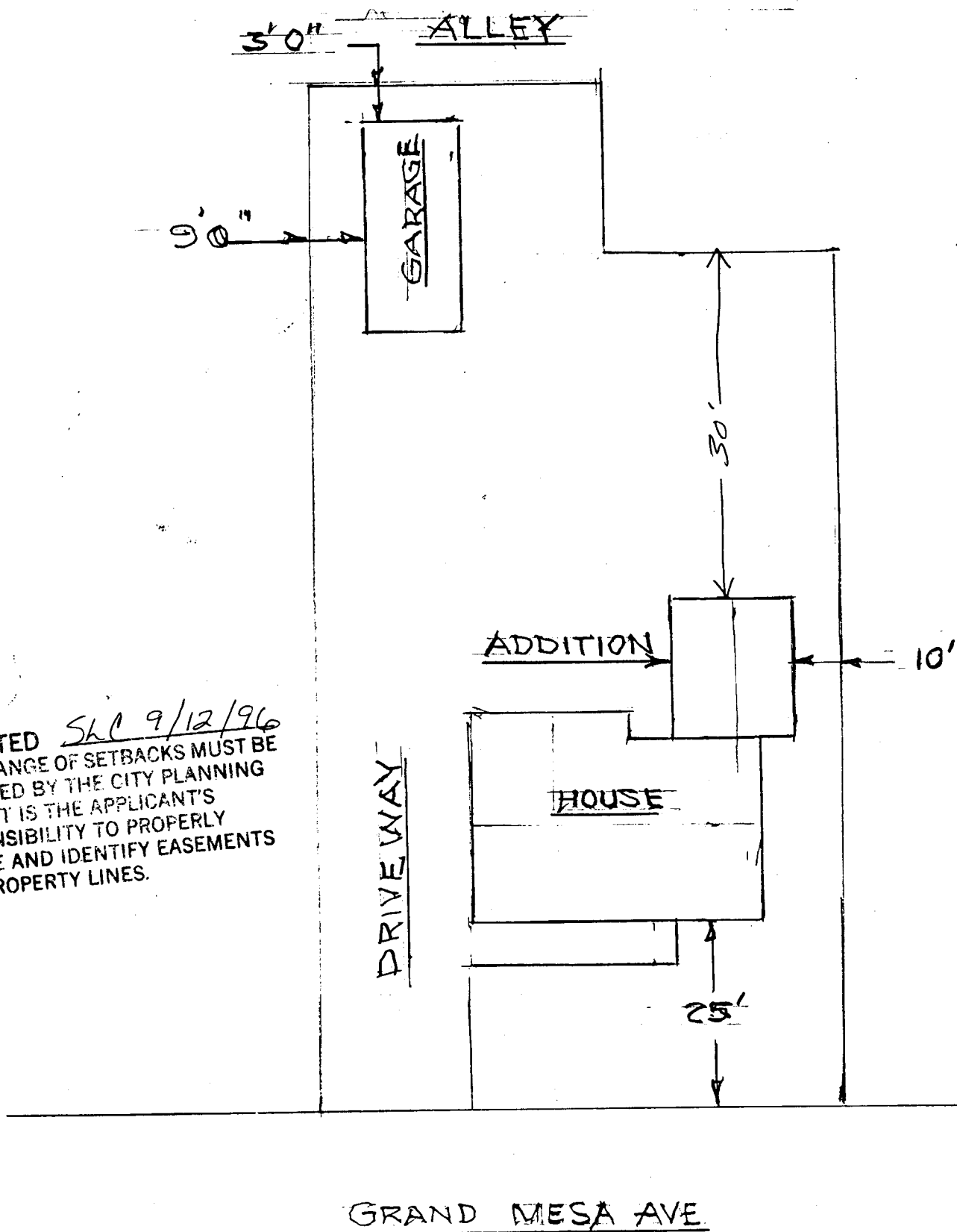
Department Approval Santa Costello Date 9/12/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A <sup>no change</sup> <sub>in S/F use</sub>

Utility Accounting Miller Fowler Date 9-12-96

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 SLC 9/12/96  
 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.

SITE PLAN  
655 GRAND MESA

SCALE 1"=20'