

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 58189

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2414 HILL AVE TAX SCHEDULE NO. 2945-131-04-010
SUBDIVISION TELLER ARMS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3840 #
FILING 1 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 3840 #
(1) OWNER GARY D. DeRUSH NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 609 MEANDER DR.
(1) TELEPHONE 241-2335 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS RENTAL
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: REMODEL
(2) TELEPHONE 260-0057

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-64 Maximum coverage of lot by structures 60%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions new doors, windows &
Maximum Height 36' siding only - no expansion
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 Gary D. DeRush Date 11/12/96
Department Approval Ronnie Edwards Date 11/12/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 2014766-66-8

Utility Accounting [Signature] Date 11-12-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

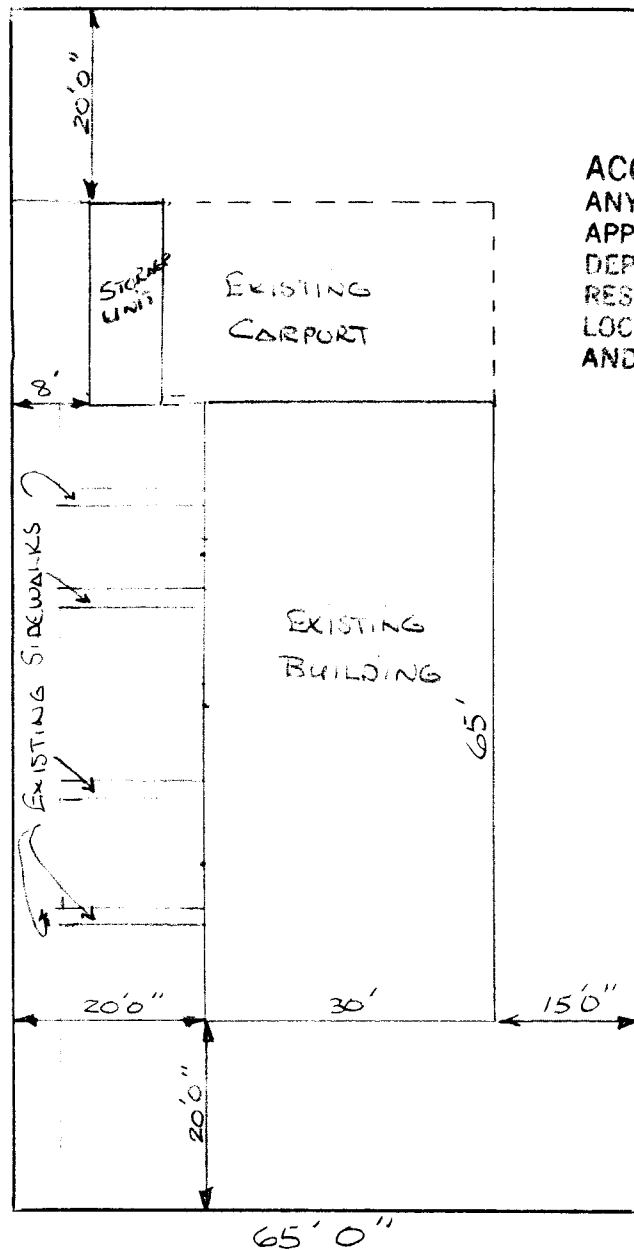
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



TRUS JOIST MACMILLAN

A Limited Partnership

WESTERN SLOPE SALES OFFICE
2004 North 12 - Suite 3 - Grand Junction, CO 81501
(303) 245-4132
David Sack



ACCEPTED *Ronnie 11/13/16*
 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.



2414 HILL AVE

no expansion - existing doors, windows new siding

JOB NAME: _____ JOB # _____
 LOCATION: _____ SHEET _____ OF _____
 SALESMAN: _____ BY _____ DATE: _____