

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 56977

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

✓TCP

638 THIS SECTION TO BE COMPLETED BY APPLICANT

002

BLDG ADDRESS 64E Horizon Dr TAX SCHEDULE NO. 2945-024-21-22
SUBDIVISION Foursquare Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3284
FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER Ron Unfred NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1305 Wellington #105 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 242-3537 USE OF EXISTING BLDGS ~~residence~~ NA
(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____
(2) TELEPHONE _____ New residence

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-1 Maximum coverage of lot by structures 25%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 75' from center of ROW, whichever is greater Special Conditions _____
Side 15' from PL Rear 30' from PL
Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 23

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 Ron Unfred Date 7/24/96

Department Approval Marcia Babideaux Date 7-24-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. S/F House 9365

Utility Accounting [Signature] Date 7/23/96

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 *MR 7-24-96*
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.

