

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 56056

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



3002-1620-015 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>355 Independent Ave.</u>	TAX SCHEDULE NO. <u>2945-104-13-029</u>
SUBDIVISION <u>Monument Heights</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>192⁵ sqft.</u>
FILING _____ BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>James & Ruth Thayer</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>355 Independent Ave.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-6127</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>Custom Court</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Build</u>
(2) ADDRESS <u>436 Summers Rd.</u>	<u>Cover Porch</u>
(2) TELEPHONE <u>242-6008</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-32</u>	Maximum coverage of lot by structures <u>60'</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>36'</u>	CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>10</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>[Signature]</u>	Date <u>5/8/96</u>
Department Approval <u>[Signature]</u>	Date <u>5/8/96</u>

ditional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in current 5/F use

Utility Accounting Millie Fowler Date 5-8-96

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

