

FEE \$ 10.00
TCP \$ 0.00

BLDG PERMIT NO. 55-875

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



4004-2970-04-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1796 Kathy Lynn St TAX SCHEDULE NO. 2945-234-00-017 15-003
SUBDIVISION MICHAEL'S VILLAGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 440
FILING 1 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) 625
(1) OWNER ALDO RODRIGUEZ NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. BOX 4146
(1) TELEPHONE 434-8084 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT L.R. Const INC USE OF EXISTING BLDGS NONE
(2) ADDRESS P.O. BOX 4146 DESCRIPTION OF WORK AND INTENDED USE: Remodel
(2) TELEPHONE 256-2829 AND ADDITION OF ROOMS

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 PR-4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' Kathy Lynn; 25' Unawoop Parking Req'mt 2
or _____ from property line (PL) Special Conditions _____
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL
Maximum Height _____
CENS.T. 13 T.ZONE 80 ANN# _____

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 [Signature] Date 4-18-96
Department Approval [Signature] Date 4-19-96

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

Utility Accounting Millie Fowler Date 4-19-96

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

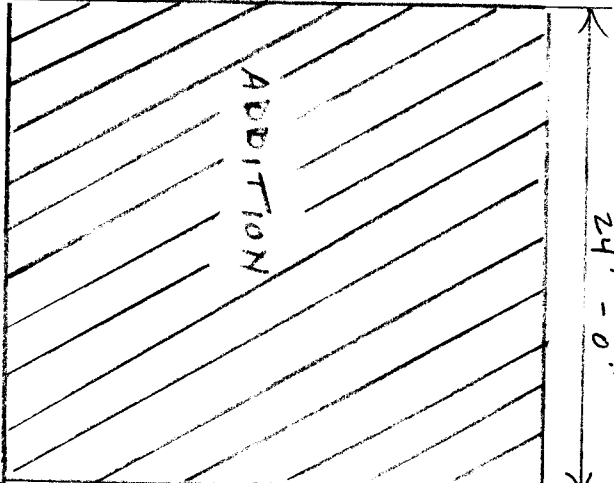
White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1794 WEST KATHY LYNN STREET

14'-0" MULT. - PURPOSE EASEMENT

32'-45" Front Setback

Garage Parking
Garage Parking
22'-0" Driveway

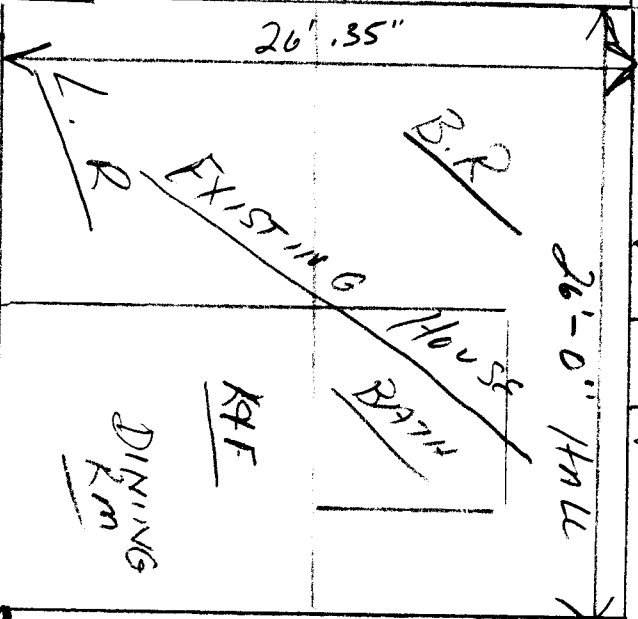


ACCEPTED MR 4-19-96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DWHSSP (S) (C ROAD)

38'-0" SIDE Setback

EXISTING FRONT Porch



9'-6" SIDE Setback

REAR STREET

103'-72"

N

21'-0" BACK Setback

73'-.95"

10'-0" IRRIGATION EASEMENT

EAST

DRIVEWAY LOCATION O.K.
4-19-96