

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55323

3002 1050148

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>1705 MAPLE ST</u>	TAX SCHEDULE NO.	<u>2945-104-09-004</u>
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>126</u>
FILING _____ BLK _____ LOT _____		SQ. FT. OF EXISTING BLDG(S)	<u>1200</u>
(1) OWNER	<u>CHRIS PACKARD</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1705 MAPLE ST</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>242-1067</u>	USE OF EXISTING BLDGS	COVERED PATIO TOP
(2) APPLICANT	<u>LEIGH SIDING</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>HOMIE</u>
(2) ADDRESS	<u>718 36³/10 RD</u>		<u>12x12 PATIO TOP</u>
(2) TELEPHONE	<u>464-7925</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>R8F-5</u>	Maximum coverage of lot by structures	<u>35%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>25'</u> from PL		
Maximum Height	<u>32'</u>	CENS.T.	<u>4</u> T.ZONE <u>10</u> 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	<u>Joan Len</u>	Date	<u>2/27/96</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>2/27/96</u>

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

Utility Accounting	<u>CMC</u>	Date	<u>2/27/96</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

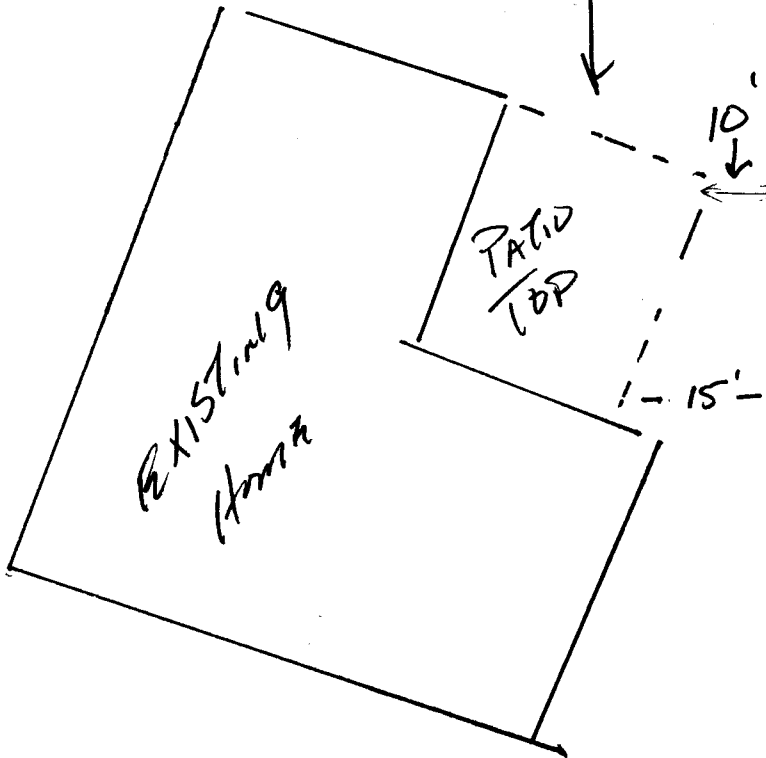
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

Donnie 2/27/96

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.

1705 St



MAPLE ST

Front

1705 Maple St.