

FEE \$ 10⁰⁰
TCP \$ -0-

BLDG PERMIT NO. 56841

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 317 W. OURAY AVE TAX SCHEDULE NO. 2945 151 05 001
SUBDIVISION CART #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280
FILING 2 BLK 4 LOT 10 #11 SQ. FT. OF EXISTING BLDG(S) 480
(1) OWNER KEN STATON NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2673 B 1/2 RD GJ 81503
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-5725 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT KEN STATON USE OF EXISTING BLDGS 1
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ ADDITION OF 14X20

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 _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions _____
Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 11

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 Ken Staton Date 7/15/96
Department Approval Marcia Rabideaux Date 7-15-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
Utility Accounting Miller Jowle Date 7-15-96

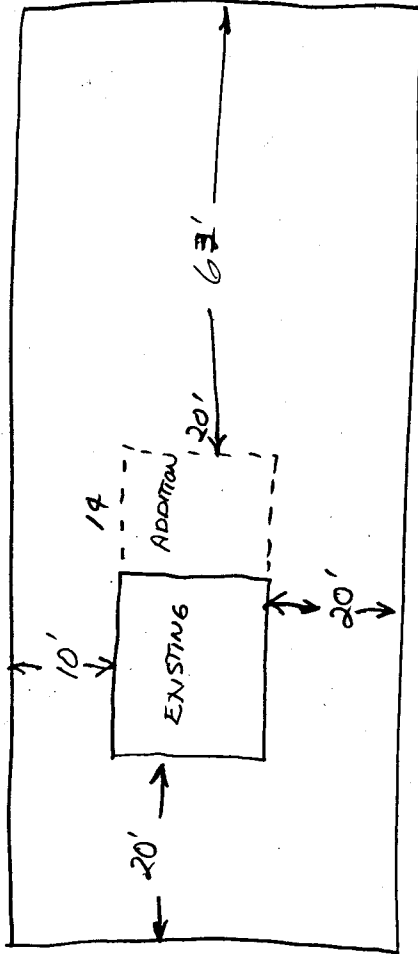
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

317 W OURAY

GRAND

ALLEY



MULBERRY

PEACH

ACCEPTED ME 7-15-96
 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.

OURAY