

FEE \$ 10-
TCP \$ 0-

BLDG PERMIT NO. 57217

20150850011

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



THIS SECTION TO BE COMPLETED BY APPLICANT

1 BLDG ADDRESS 525 Pinyon Ave. TAX SCHEDULE NO. 2945-112-06-003
 SUBDIVISION Brownson Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x20
 FILING _____ BLK 7 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Muriel C Miller NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 525 Pinyon Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 243-0692
 (2) APPLICANT _____ USE OF EXISTING BLDGS residence
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Carport

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-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height _____
 CENSUS TRACT 4 TRAFFIC ZONE 25

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 X Muriel C. Miller Date _____
 Department Approval Marcia Butcher Date 8-9-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A No change in status

Utility Accounting Marshall Cole Date 8/9/96

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)

Maribel C. Miller
525 Pinyon Ave
Grand Jct., CO 81501

ACCEPTED MR 8-9-94
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.

