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TCP \$	—

BLDG PERMIT NO.	56612
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

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5010-0595-01-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>463 Seasons Dr.</u>	TAX SCHEDULE NO.	<u>2947-271-00-038</u>
SUBDIVISION	<u>SEASONS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>—</u>
FILING	<u>4</u> BLK <u>—</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>Bob Downs</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>463 Seasons</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>256 9790</u>	USE OF EXISTING BLDGS	<u>Home</u>
(2) APPLICANT	<u>K&G ENTERPRISES</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>roof cover for patio only</u>
(2) ADDRESS	<u>1000 N 9th St 31</u>		
(2) TELEPHONE	<u>245 2046</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>PR44</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>—</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>—</u> from center of ROW, whichever is greater	Special Conditions	<u>ACCO Approval</u>
Side	<u>—</u> from PL		<u>Per Bldg. envelopes</u>
Rear	<u>—</u> from PL	CENSUS TRACT	<u>14</u>
Maximum Height	<u>—</u>	TRAFFIC ZONE	<u>67</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>6-24-96</u>
Department Approval	<u>[Signature]</u>	Date	<u>6-24-96</u>

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

Utility Accounting [Signature] Date 6-24-96

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)

ACCEPTED *Conrad* 6/24/96
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.

