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TCP \$	—

BLDG PERMIT NO. 56894

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



3011-0960-082

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1425 Texas TAX SCHEDULE NO. 2945-123-14-003

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 616

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 576

(1) OWNER Candlyn Hunt NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1425 Texas

(1) TELEPHONE 241-6806 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Custom Const. USE OF EXISTING BLDGS Residence

(2) ADDRESS 436 Gummer Ad DESCRIPTION OF WORK AND INTENDED USE: Addition  
To Existing House

(2) TELEPHONE 242-6005 Residence

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-32 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS TRACT 6 TRAFFIC ZONE 31

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 7/2/96

Department Approval [Signature] Date 7-8-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change in SF use

Utility Accounting [Signature] Date 7-8-96

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)

Alley

50'

1425 Texas AVE

ACCEPTED MR 7-8-94  
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.



Scale  $\frac{1}{8}'' = 2'$

125'

12'

38'

New Addition  
28' x 24'

10'

Wood Fence

Existing House  
24' x 24'

5'

Existing Driveway

side walk

side walk

Texas AVE