

FEE \$ 10.00  
TCP \$ —

BLDG PERMIT NO. 57711

### PLANNING CLEARANCE

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



4001-2340-02-8

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2691 Unwocap TAX SCHEDULE NO. 2945-261-05-003  
 SUBDIVISION Reynolds Sub-Bldg Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x38  
 FILING Replat #1 BLK 6 LOT 1, 2, 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Tom Chadez NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 539 Dodge St NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-9035 USE OF EXISTING BLDGS home/business  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Picnic  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Roof over Sun Deck

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 PB Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front as an existing structure from property line (PL) Parking Req't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions roof existing deck  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 13 TRAFFIC ZONE 80

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 Tom Chadez Date 09-10-96

Department Approval Kelley Porter Date 9/10/96

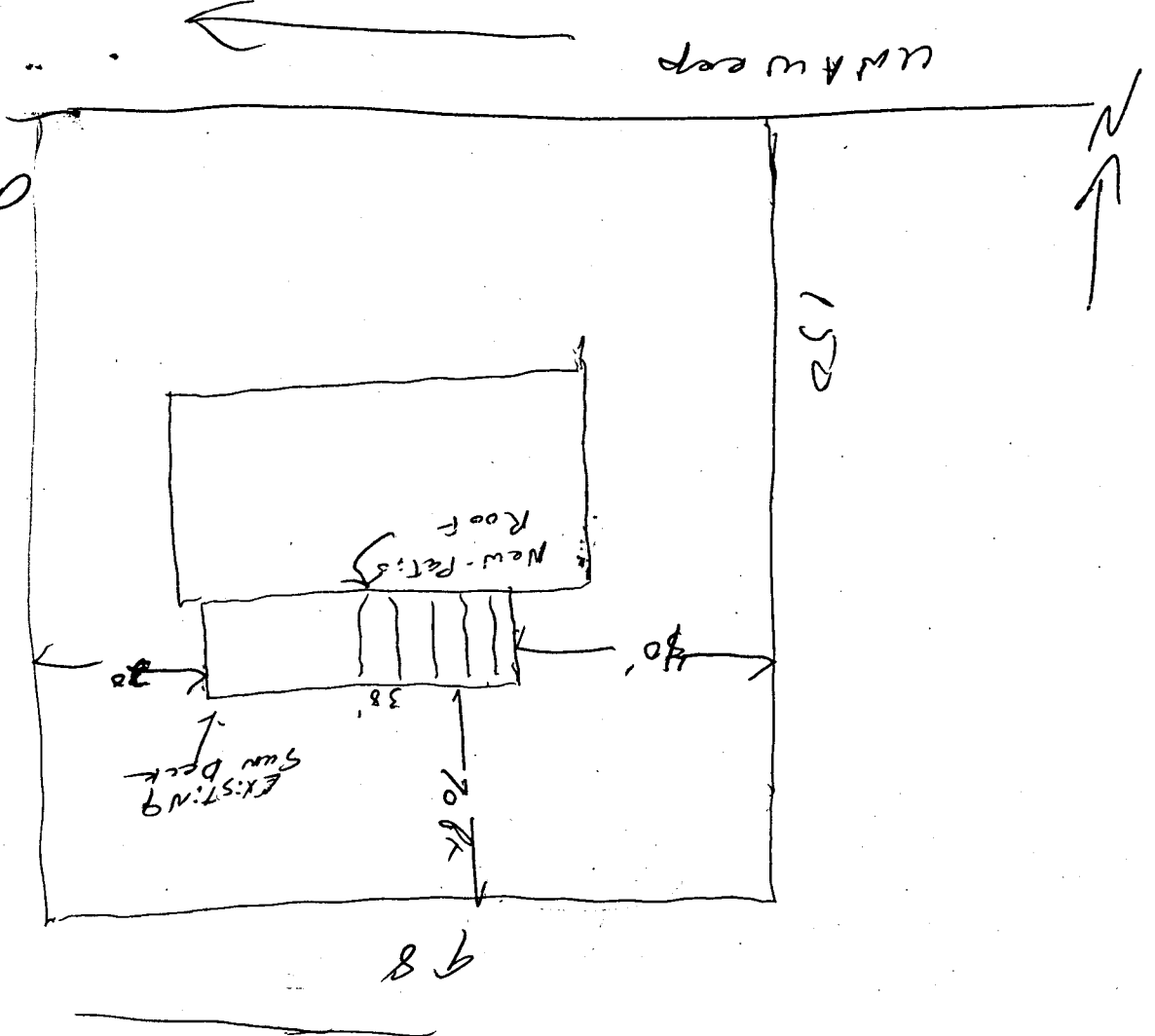
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 9/10/96

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)

1691 Unawap



ACCEPTED KP 9/10/96  
 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.

9/10/96