

FEE \$ 10⁰⁰
TCP \$ PAID

BLDG PERMIT NO. 59373

FEB 03 1997

PLANNING CLEARANCE

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

3007 1420 JA
050

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1334 N. 25th TAX SCHEDULE NO. 2945-124-23-007
 SUBDIVISION Houlton's Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24'5" x 10'
 FILING _____ BLK 2 LOT 4? N 1/2 5 SQ. FT. OF EXISTING BLDG(S) 1200 Sq ft -
 (1) OWNER William & Donna Christensen NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1334 N. 25th
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE (970) 242-3492 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS House, Garage, Storage Shed
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Patio &
 (2) TELEPHONE Same Handy Cap Ramps-

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-8 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' 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 Wm Christensen Date 2-3-97
 Department Approval Santa Costello Date 2-3-97

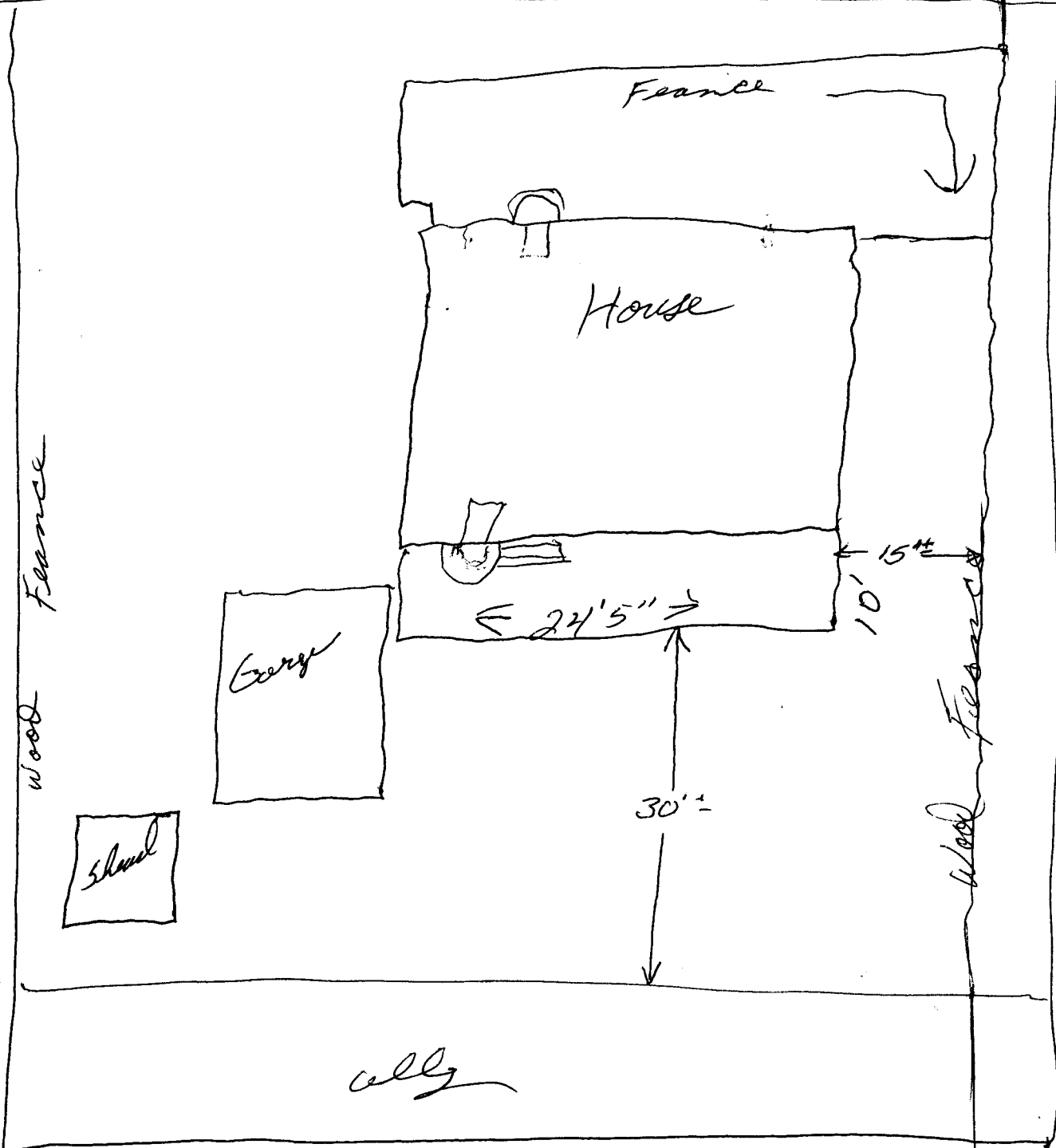
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in use

Utility Accounting Joanna Adams Date 2-3-97

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)

25th ST → N85



ACCEPTED SLC 2/3/97
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.