

FEE \$ 10<sup>00</sup>  
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BLDG PERMIT NO. 59278

### PLANNING CLEARANCE

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

1104 11/27/97



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 264 27.5 RD TAX SCHEDULE NO. 2945-351-02-016  
 SUBDIVISION COXS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960 #  
 FILING BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 960  
 (1) OWNER KEN GRZYBOWSKI NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 264 27.5 RD  
 (1) TELEPHONE 241-0094 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT EXTREME CONST. LLC USE OF EXISTING BLDGS RES. SINGLE FAMILY  
 (2) ADDRESS 571 PEACHWOOD DR. DESCRIPTION OF WORK AND INTENDED USE: TO ADD  
 (2) TELEPHONE 434-4898 2-STOREY 16X30 ADDITION BEFORE: BATH BUILT

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 45%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 5 from PL Rear 15 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' 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 [Signature] Date 3-10-97  
 Department Approval [Signature] Date 3-10-97

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

Utility Accounting [Signature] Date 3-11-97

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)

NA

ACCEPTED SUC 3/10/97  
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.

290' ↑

ADD ON  
16 X 30  
2-STORY

