

FEE \$ 10⁰⁰
TCP \$

BLDG PERMIT NO. N/A

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

2007-2540-09-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 949 N. 9th ST. TAX SCHEDULE NO. 2945-141-10-007 X
SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x12
FILING BLK 19 LOT 14, 15, 16 partial SQ. FT. OF EXISTING BLDG(S) 22x35
(1) OWNER THERESE AMBROSE NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 949 N. 9th ST. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE (970) 241-9389 USE OF EXISTING BLDGS home
(2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: new storage shed
(2) ADDRESS
(2) TELEPHONE

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

3019th

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 Special Conditions
Side 3' from PL Rear 10' from PL
to eave
Maximum Height 36'
CENSUS TRACT 2 TRAFFIC ZONE 36

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 Therese Ambrose Date 04-27-97
Department Approval Connie Edwards Date

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

Utility Accounting Date 4/24/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

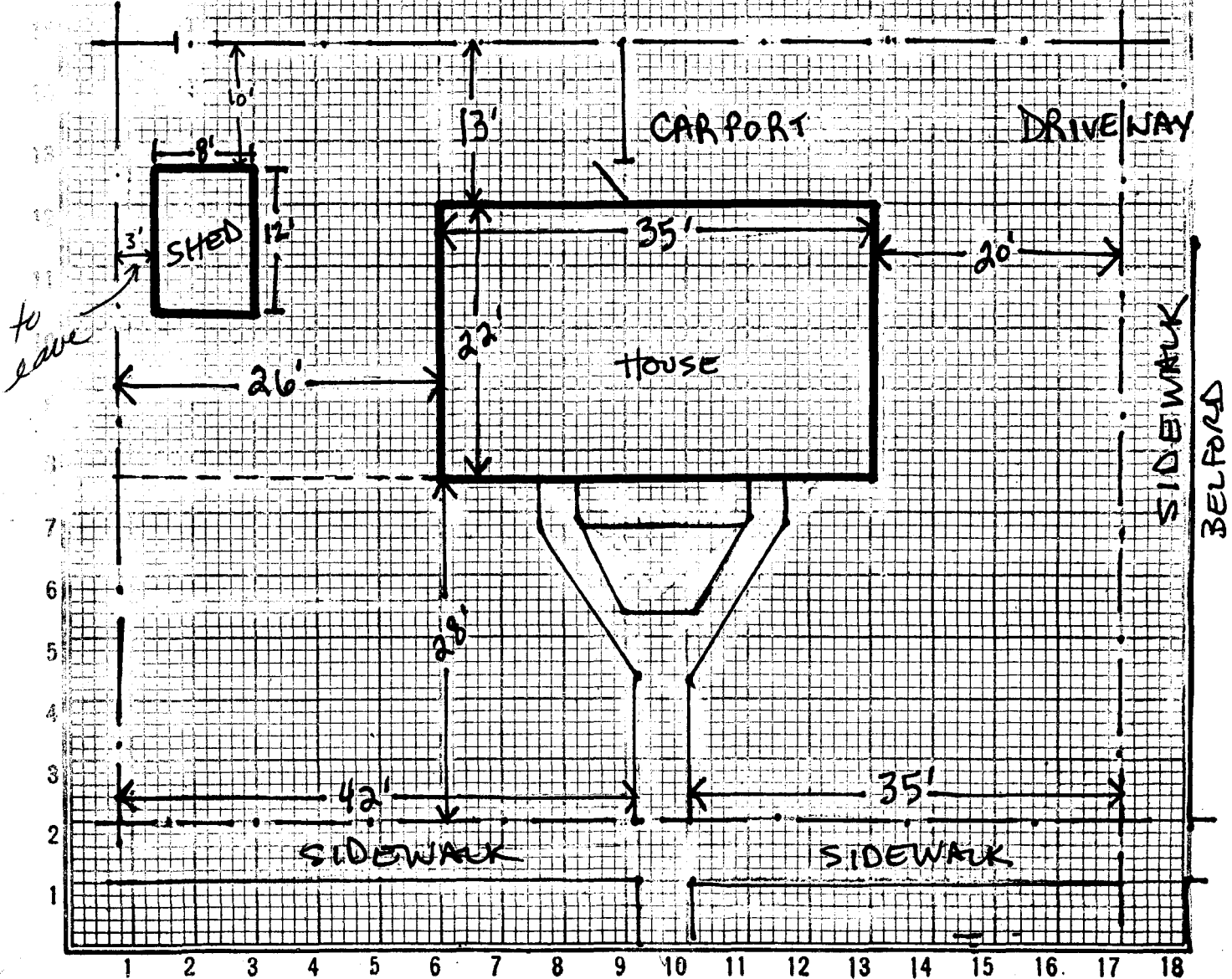
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TAMBROSE
949 N. 9th ST.

ACCEPTED *Donnie* 4/24/97

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.

ALLEY



→ N

N. 9th ST.