

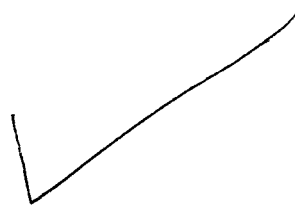
FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 58823

9001-003022

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2929 Bonito Ave TAX SCHEDULE NO. 2943-053-60-002  
 SUBDIVISION Del-mar SQ. FT. OF PROPOSED BLDG(S)/ADDITION 450/160  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1960  
 (1) OWNER James & Margaret Lehr NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2929 Bonito Ave.  
 (1) TELEPHONE 970-242-7155 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT James Lehr USE OF EXISTING BLDGS House  
 (2) ADDRESS 2929 Bonito Ave. DESCRIPTION OF WORK AND INTENDED USE: patio,  
 (2) TELEPHONE 242-7155 enclosure, Extend eve.

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 PR 3.1 **PAID** Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Special Conditions Eve extended to 3' from property line - not connected to ground  
 Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

**PAID**  
**JAN 16 1997**  
**GCDC**

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 1/16/97  
 Department Approval [Signature] Date 1/16/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change in use  
 Utility Accounting CM Cole Date 1/16/97

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)

JAMES LEHR  
2929 BOWEN AVE.  
CO, CO 81504

BOWEN ST.

ACCEPTED Sh 1/16/97  
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.

