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BLDG PERMIT NO. 60258

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2494 F.25 Road TAX SCHEDULE NO. 2945-044-00-042

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440+/-

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1600

(1) OWNER Richard Kirby NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2494 F.25 Road

(1) TELEPHONE (970) 245-3909 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Richard Kirby USE OF EXISTING BLDGS Garage

(2) ADDRESS 2494 F.25 Road **PAID** DESCRIPTION OF WORK AND INTENDED USE:
Move mobile home onto property for dwelling

(2) TELEPHONE (970) 245-3909 **MAY 6 - 1997**

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" **GM** (previous mobile moved out 1996) 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-R Maximum coverage of lot by structures 25%

SETBACKS: Front _____ from property line (PL)
 or 50' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL

Maximum Height 32'
 (for ~~plots~~ parcels under 1 acre)

Parking Req'mt _____

Special Conditions * HUD approved - must be on permanent foundation

CENS.T. 9 T.ZONE 4 ANN# _____

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 Richard Kirby Date 5/6/97

Department Approval Bonnie Edwards Date 5/6/97

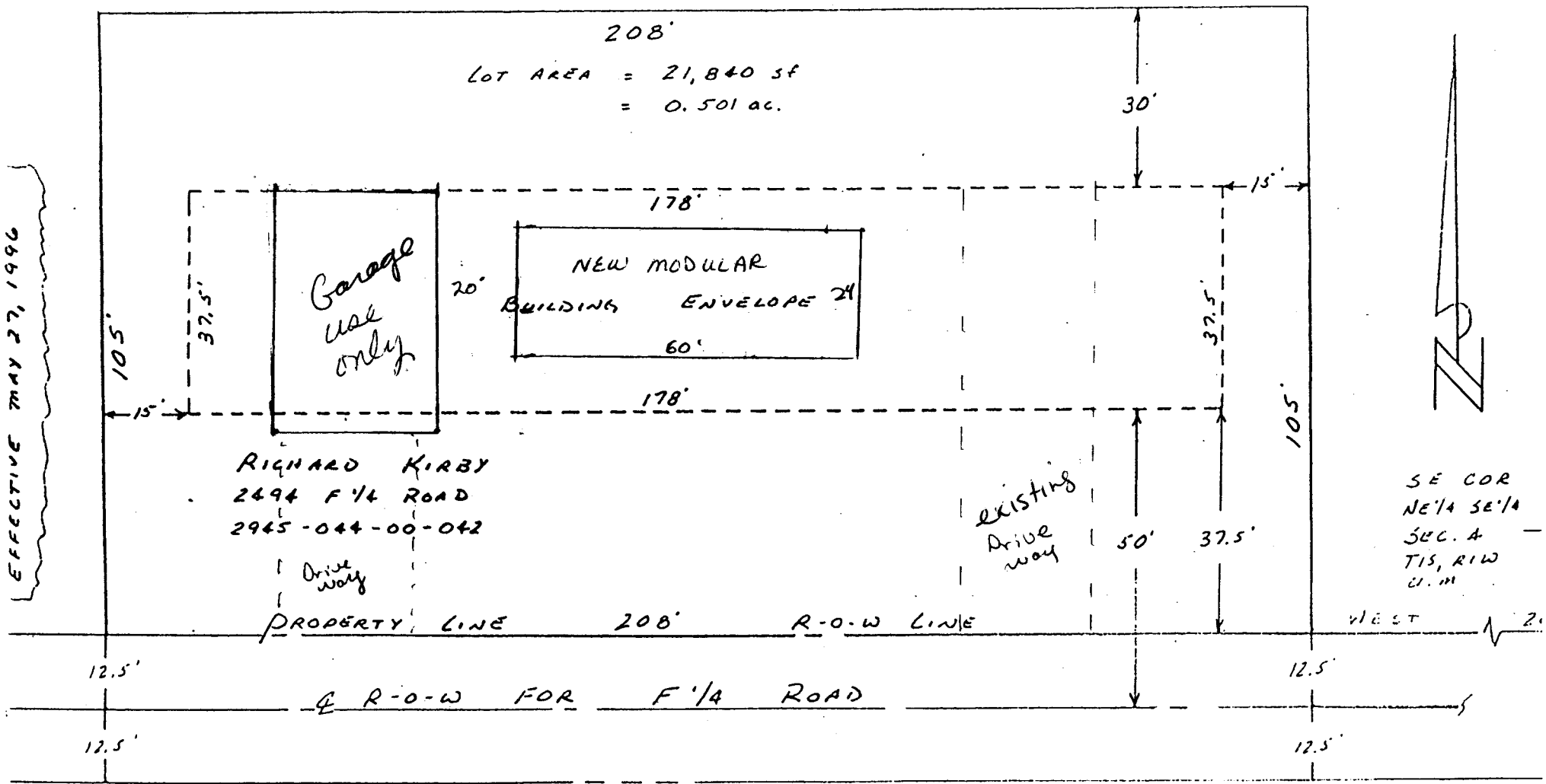
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O Not Health Dept Clearance

Utility Accounting M Cole Date 5/6/97

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)

ACCEPTED Ronnie 5/16/97
 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.



only one principal residence allowed.

Revised
 ACCEPTED 3/19/97
 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.

EFFECTIVE MAY 27, 1996

