

FEE \$	1000
TCP \$	—

BLDG PERMIT NO.	59400
-----------------	-------

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 539 Glen Rd. TAX SCHEDULE NO. 2943-073-01-064
 SUBDIVISION Cottonwood Med. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1050
 FILING — BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 840
 (1) OWNER Monard Files NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 539 Glen Rd G Jct. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-1604 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Monard Files DESCRIPTION OF WORK AND INTENDED USE: Roof
 (2) ADDRESS 539 Glen Rd G. Jct + carport
 (2) TELEPHONE 242-1604

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 R8F-8 Maximum coverage of lot by structures _____
 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 3' from PL _____
to leave _____
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 30

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 Monard Files Date 3-6-97
 Department Approval Donnie Edwards Date 3-6-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. —
 Utility Accounting Tracy Shepherd Date 3/6/97

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
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE RESPONSIBILITY OF
RESPONDENTS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Done 3/6/97

539 Glen Road

NTS

