

FEE \$	<u>pd w/ Variance</u>
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO.	<u>60600</u>
	<u>VAR-96-119</u>

2003-0010-126

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

BLDG ADDRESS 1450 Grand Ave TAX SCHEDULE NO. 2945-132-20007

SUBDIVISION Dunda Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION 292 sq ft

FILING _____ BLK 4 LOT 14 East 1/2 15 SQ. FT. OF EXISTING BLDG(S) 1350

(1) OWNER Gerald L. Condit NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1450 Grand Ave G-J NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 242-2764 USE OF EXISTING BLDGS Home Storage

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ Auto Storage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 10' on 15th* from property line (PL) Parking Req't 2
or _____ from center of ROW, whichever is greater

Side 3'* from PL Rear 3' from PL Special Conditions Side & 15th St. front yard
Variances approved BOA 6/12/96

Maximum Height 32' CENSUS 7 TRAFFIC 38 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 Gerald L. Condit Date 5-29-97

Department Approval Santiago Castella Date 5-29-97

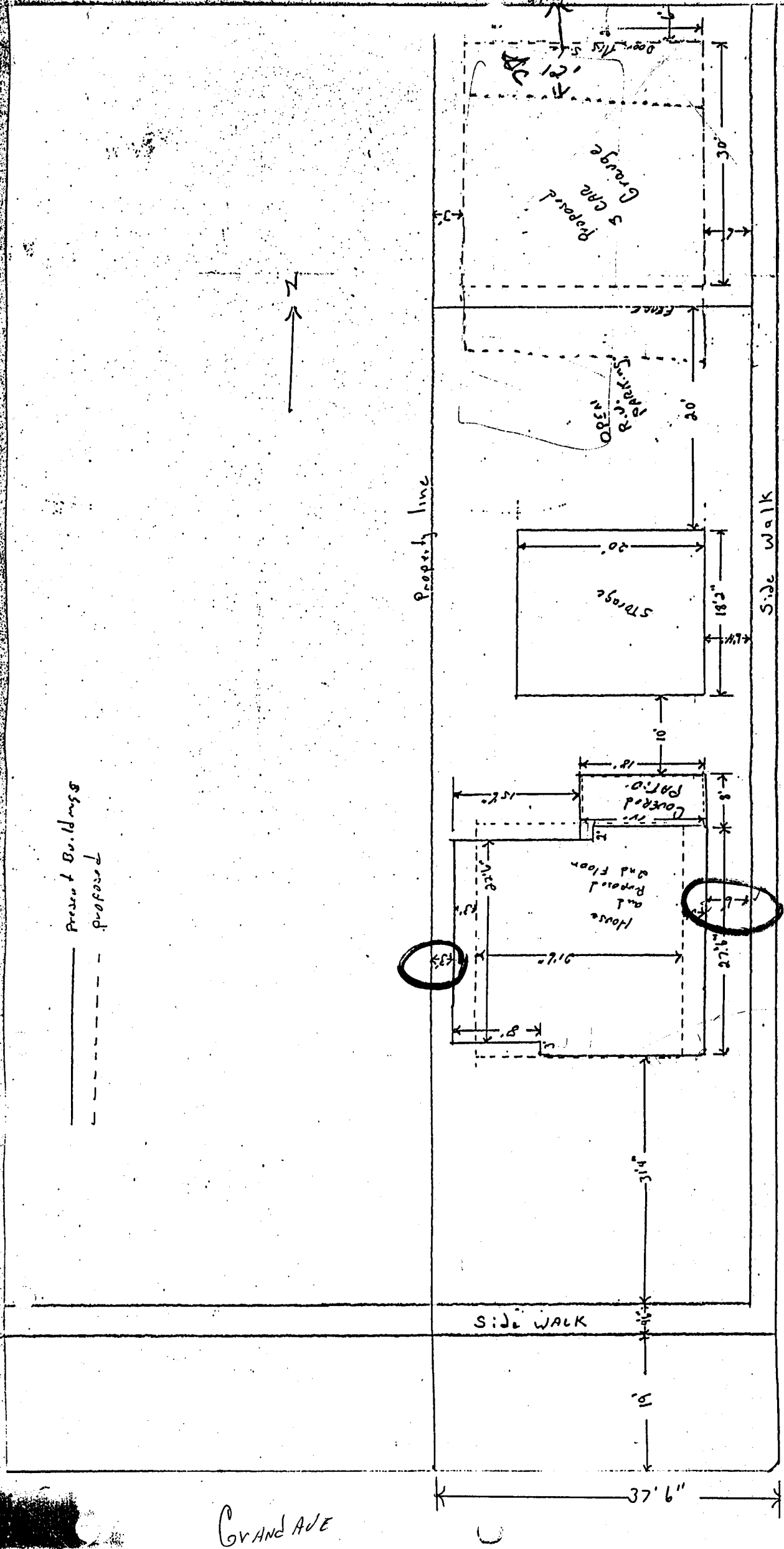
*Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Coltenducts Date 5-29-97

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)

Present Buildings
 Proposed



GRAND AVE

APPROX 180'

15th Street

ACCEPTED 2/15/97
 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.

ACCEPTED 1/12/96
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
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