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BLDG PERMIT NO. 60892

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

BLDG ADDRESS 1641 GRAND TAX SCHEDULE NO. 2945-133-02-014  
 SUBDIVISION East Main St. Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 37' x 14' approx.  
 FILING — BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 872 #  
 (1) OWNER JUNE E. TURETZKY NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1641 GRAND AVE  
 (1) TELEPHONE 242-1237 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS None  
 (2) ADDRESS [Signature] DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ enclosed patio & 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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32' CENSUS 7 TRAFFIC 40 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).

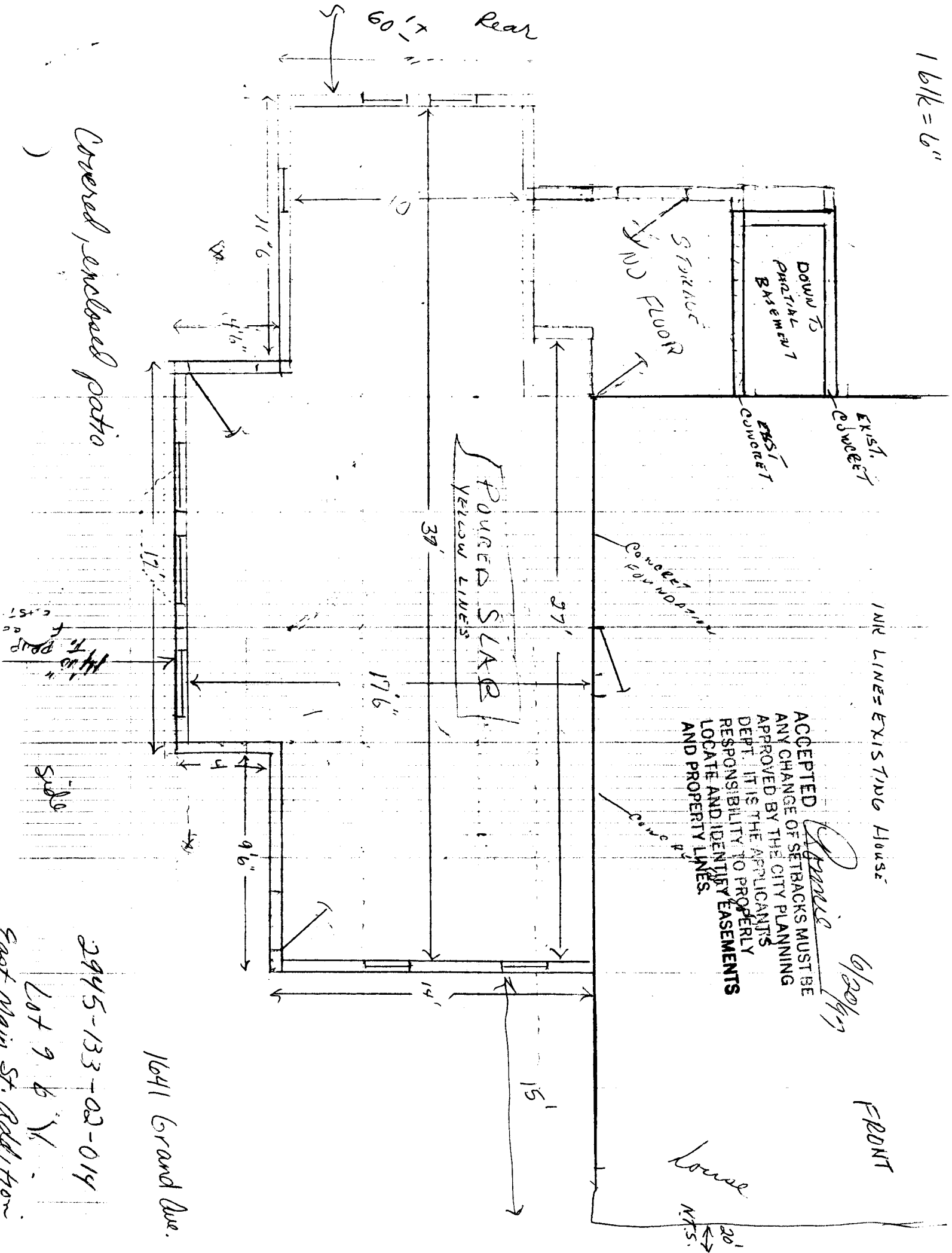
Applicant Signature [Signature] Date June 20, 1997  
 Department Approval [Signature] Date 6/20/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 6-20-97

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)

1 blk = 6"



Covered, enclosed patio

1641 Grand Ave.

2945-133-02-014

Lot 9 & 11

East Main St. Addition