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TCP \$	<u>—</u>

BLDG PERMIT NO. 59073

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2553 JANECE DR. TAX SCHEDULE NO. 294503121004
 SUBDIVISION KAY SUB-DIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120
 FILING 1ST BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1550
 (1) OWNER RICHARD W. & ELAINE O. GARWOOD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2553 JANECE DR. - GRO JCT, CO 81505
 (1) TELEPHONE (970) 257-7301 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT RICHARD W. & ELAINE O. GARWOOD USE OF EXISTING BLDGS "LIVING"
 (2) ADDRESS 2553 JANECE DR. - GRO JCT, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE (970) 257-7301 SCREEN-IN-PATIO - LOUNGE

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 3.8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 20' between units from PL Rea 75% of structure 25' " " 15' from PL
 Maximum Height 30
 CENSUS TRACT 10 TRAFFIC ZONE 19

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 W. Garwood / Elaine O. Garwood Date 6/5/97
 Department Approval Mike Pelletier Date 6/5/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3100-0320-01-5

Utility Accounting Richard W. Garwood Date 6-5-97

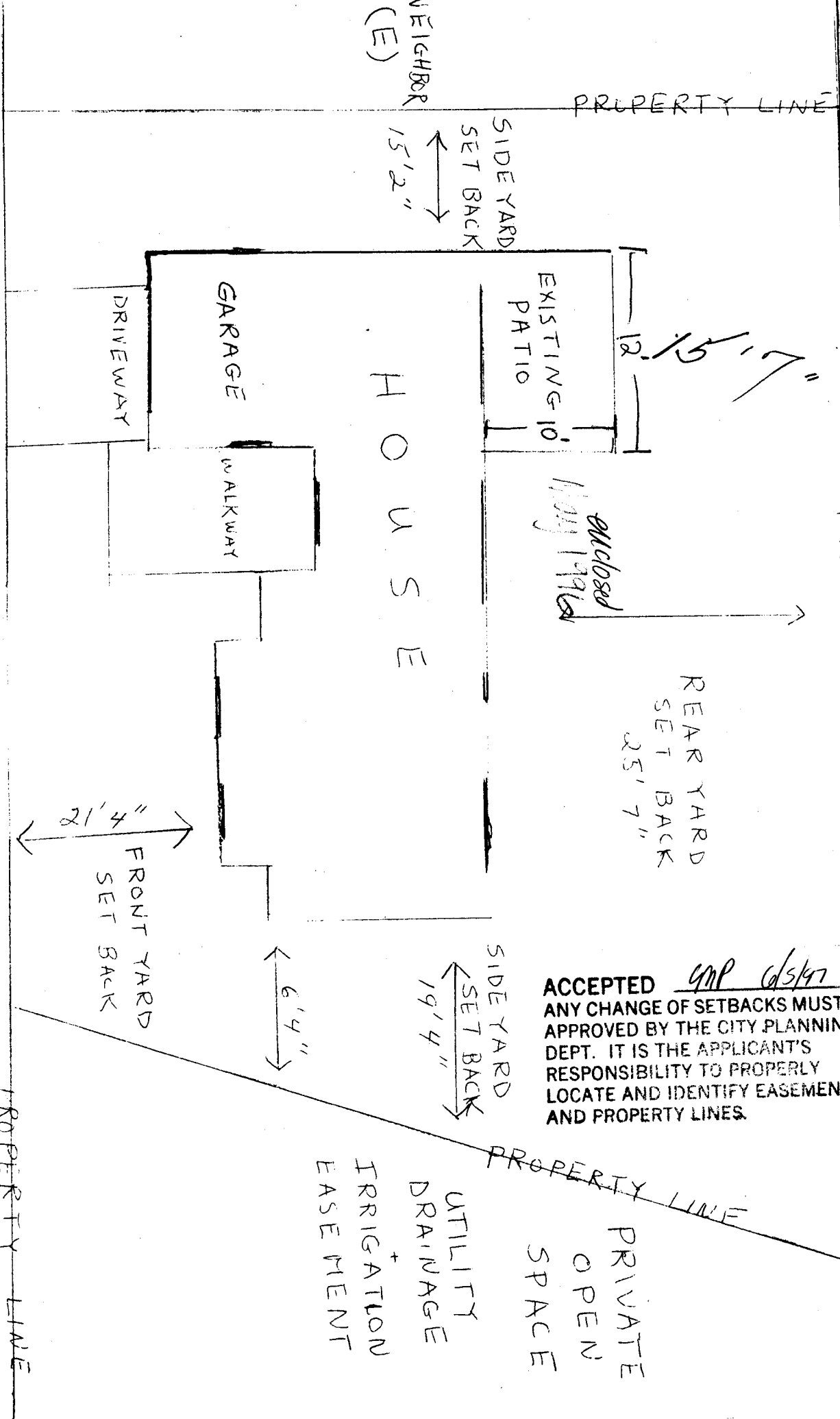
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Richard [unclear] site
257-7301

F & Road

Harold



ACCEPTED GMP 6/5/17
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.

2553 TAVENCE DRIVE

PROPERTY LINE

N