

FEE \$	10 ⁻
TCP \$	-

BLDG PERMIT NO.	59663
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1647 LaVeta St GJ TAX SCHEDULE NO. 2945-233-07-016

SUBDIVISION Orchard SQ. FT. OF PROPOSED BLDG(S)/ADDITION 396^{sq}

FILING BLK 3 LOT 41+5^{20'} 42 SQ. FT. OF EXISTING BLDG(S) 460^{sq}

(1) OWNER DAVID C BURR NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 678 36¹/₄ Rd Palisade NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 464-0167 USE OF EXISTING BLDGS Dwelling

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Applying to New^{er} existing construction / 2 new bedroom + storage

(2) ADDRESS -

(2) TELEPHONE -

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 RMF-16 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45 from center of ROW, whichever is greater Special Conditions _____

Side 10' from PL Rear 20' from PL

Maximum Height 36'

CENSUS TRACT 13 TRAFFIC ZONE 80

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 David C Burr Date 3/24/97

Department Approval Bonnie Edwards Date 3/24/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4002-0110-04-2

Utility Accounting Richardson Date 3-24-97

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)

Alley

47' ~~54'~~

20'

ACCEPTED *Ronnie* 3/24/97
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE EASEMENTS AND PROPERTY LINES.

10' minimum

17'

Bedroom

New

Closet

Closet

New Door

Storage

Bedroom

BATH

Laundry

Closet

15'2"

2 1/2'

Existing

14 1/2'

Kitchen

Living Room

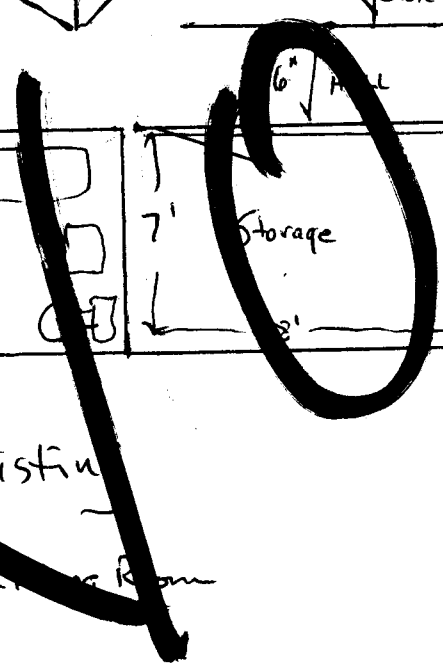
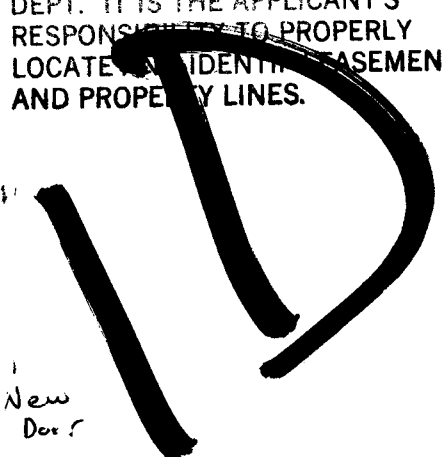
24'

62'

Driveway

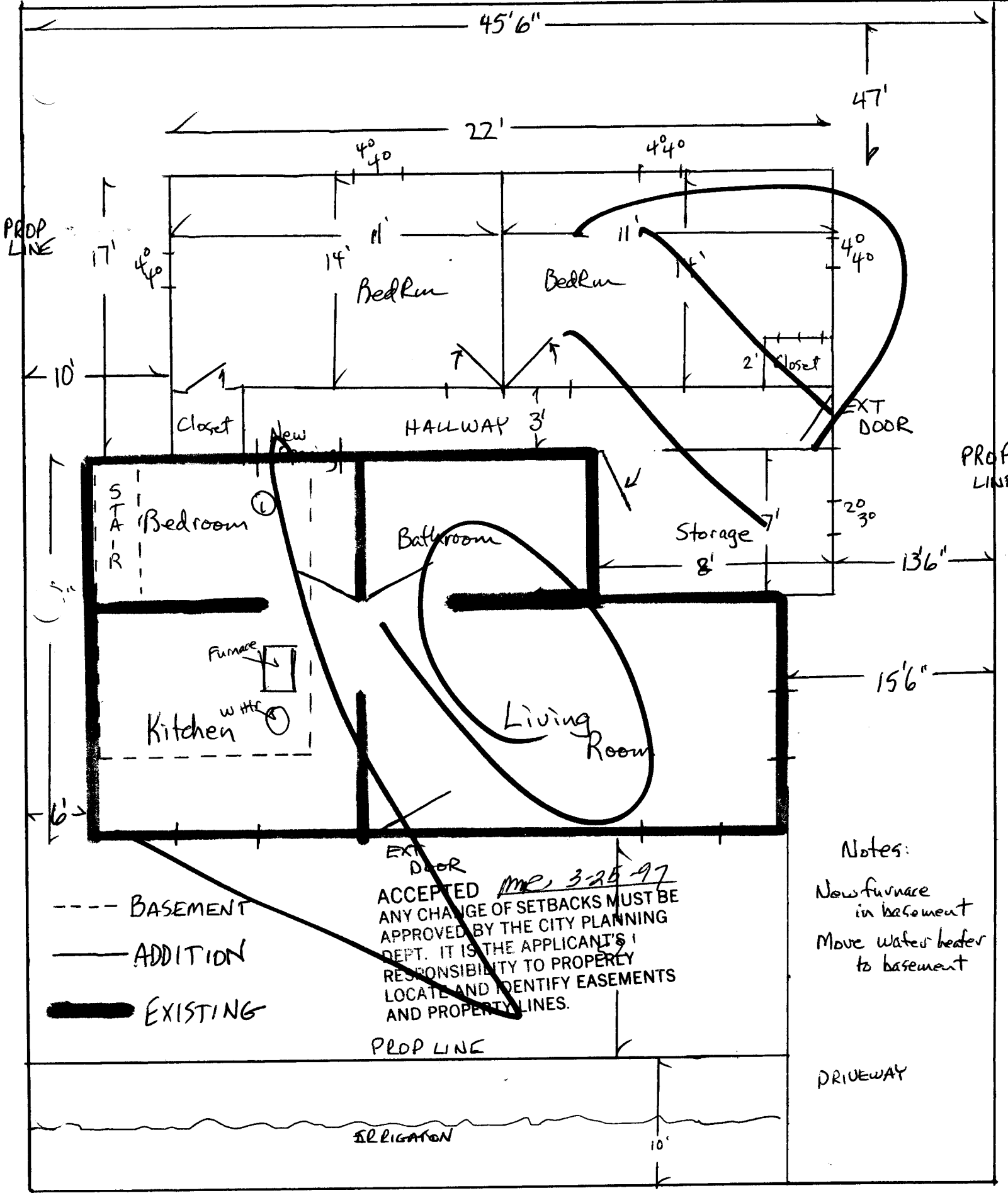
Prop

LaVeta Street



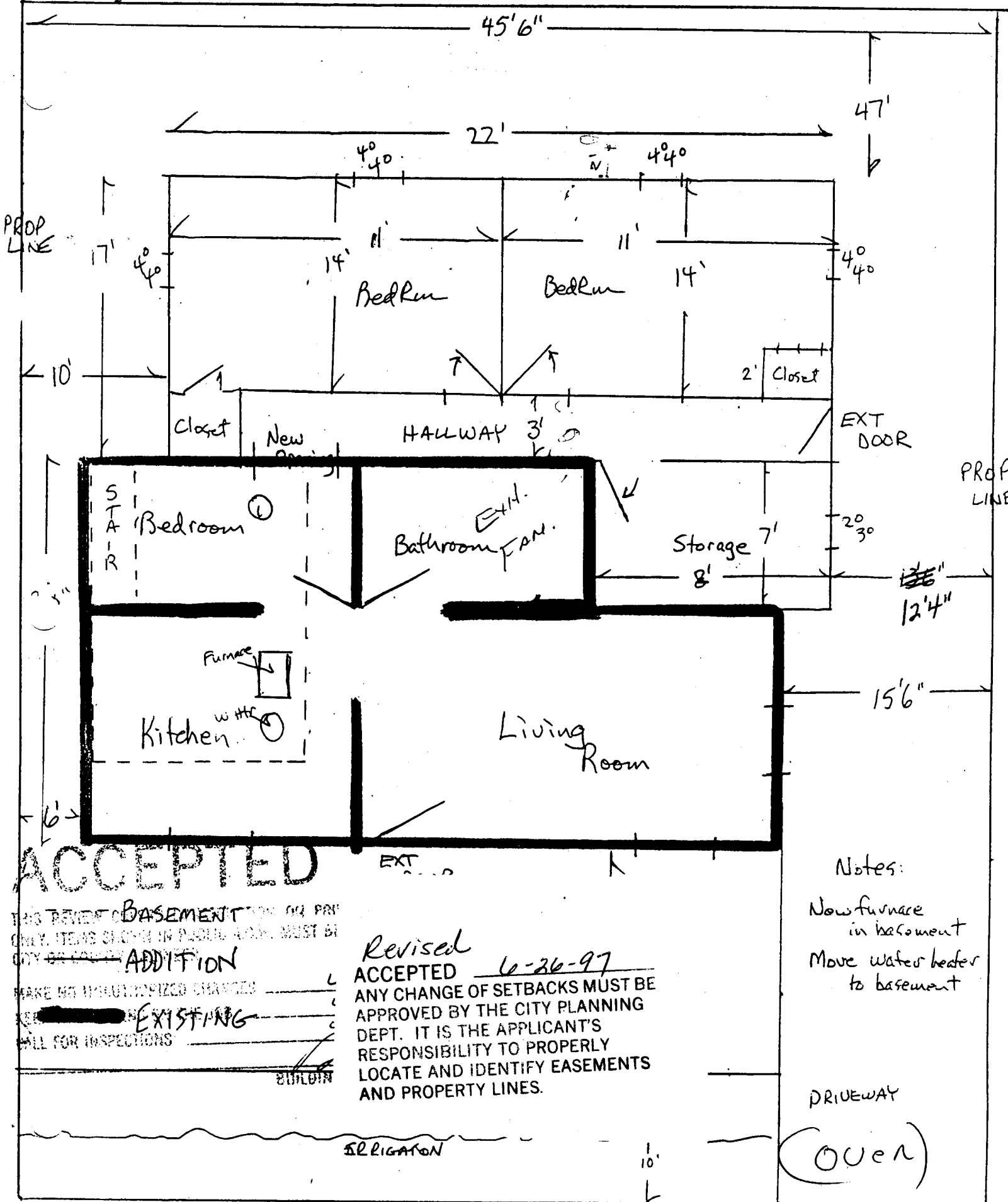
1047 LAVETA
DAVE BURT 464-0167

Alley



- BASEMENT
- ADDITION
- █ EXISTING

Notes:
 New furnace in basement
 Move water heater to basement



Revised
 ACCEPTED 6-26-97
 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.

Notes:
 New furnace in basement
 Move water heater to basement

LAUETA STREET