

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO.	<i>none req'd</i> N/A
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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 501 West main TAX SCHEDULE NO. 2945-154-20-003

SUBDIVISION Mobley Sub E SQ. FT. OF PROPOSED BLDG(S)/ADDITION shed 10x12

FILING — BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Felix + Mary Strohm NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 501 West main GIC do

(1) TELEPHONE 970-242-2926 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 4 THIS CONSTRUCTION

(2) APPLICANT — USE OF EXISTING BLDGS home

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: Storage

(2) TELEPHONE Same Shed (personal) 10'x12'

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 RSF-8 Maximum coverage of lot by structures 45%

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

Side 5' from PL Rear 15' from PL Special Conditions accessory - 3' to eave side & rear

Maximum Height — CENSUS TRACT — TRAFFIC ZONE —

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 Felix Strohm Date 3-12-97

Department Approval Bonnie Edwards Date 3-12-97

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No 1005-1100-02-0

Utility Accounting Richard Date 3-12-97

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

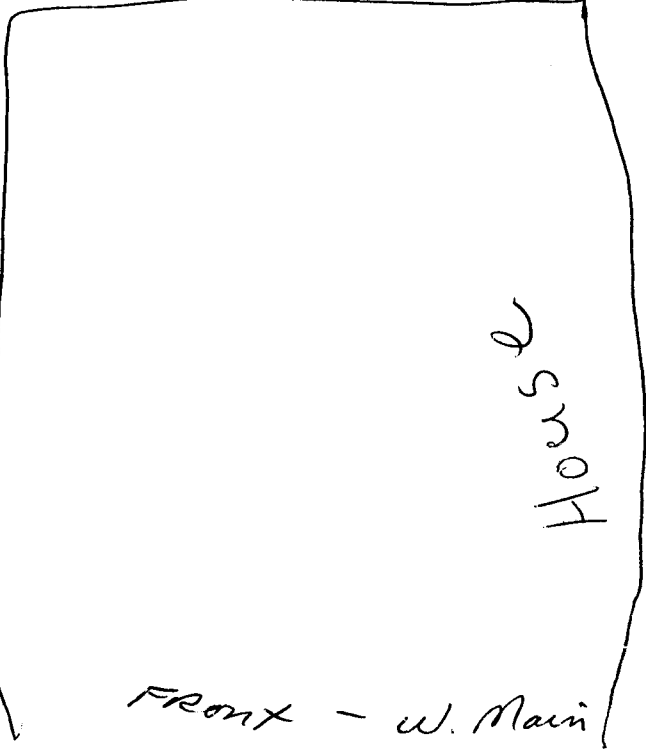
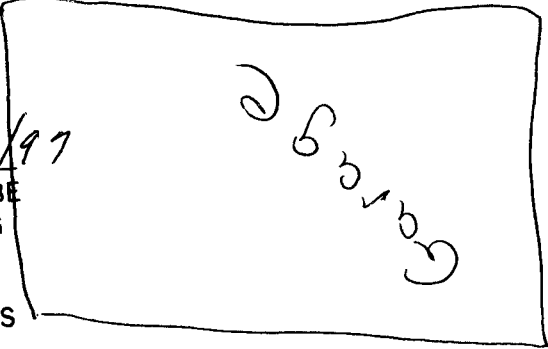
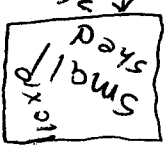
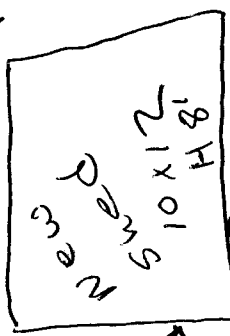
South

West

27'

188 FT

3 FT (to eave)



fence EAST

fence

Side walk

Road way

ACCEPTED *Donnie 3/12/97*
 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.

NORTH

FRONT - W. Main