

FEE \$ 10 -  
TCP \$ -0 -

BLDG PERMIT NO. 59529

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3017-0530-106



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2609 MIRAVISTA TAX SCHEDULE NO. 2545-112-11-002  
 SUBDIVISION HARFORD VANDER-POED SQ. FT. OF PROPOSED BLDG(S)/ADDITION 210  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1708  
 (1) OWNER St Mary's Hospital NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2635 N. 7th G.J. 81501 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 244-2127 USE OF EXISTING BLDGS RES.  
 (2) APPLICANT K & G ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: Convert  
 (2) ADDRESS 1000 N. 9th St 1 car port into 2 car garage.  
 (2) TELEPHONE 245-2096

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-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 25 TRAFFIC ZONE 4

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 Samuel Sams Date 3-17-97  
 Department Approval Marcia Babideaux Date 3-17-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO W/O No. no charge  
 Utility Accounting Dotter Hobbes Date 3-17-97

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)

2604 MIRA VISA  
2945-112-11-002

Addition  
to CAR port. Convert to a  
two CAR GARAGE

71'

7'  
to  
Present  
Line  
← →

28'

ACCEPTED ME 3-17-97  
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.

Proposed  
Addition

12' } 10'  
22'

21

22

Mira Vista