

FEE \$	1000
TCP \$	—
SIF \$	—

Plat Variance



BLDG PERMIT NO. 60240

VAR-1997-045

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

3003-0090-06-9
 2863.75 N. Ave.

BLDG ADDRESS 2865 + 2865 1/2 North Ave TAX SCHEDULE NO. 2943-181-00-006 & 007

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER B.E.R. Inc. DBA Colo Rec. Equip NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 2865 + 2865 1/2 North Ave

(1) TELEPHONE 970-243-9537 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Loretta Rector USE OF EXISTING BLDGS Shop + Retail Building

(2) ADDRESS 2024 F 1/2 Rd Grand Jct. 81506 DESCRIPTION OF WORK AND INTENDED USE: Construction of 10 Foot Fence

(2) TELEPHONE 970-241-4380

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 C-1 Maximum coverage of lot by structures _____

SETBACKS: Front HARTIS RD from property line (PL) Parking Req'mt _____
 or 10ft from center of ROW, whichever is greater

Side N/A from PL Rear 0 ft from PL Special Conditions Setbacks for 10ft. fence

Maximum Height 10 ft as per variance VAR-1997-045

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Loretta Rector Date 4-30-97

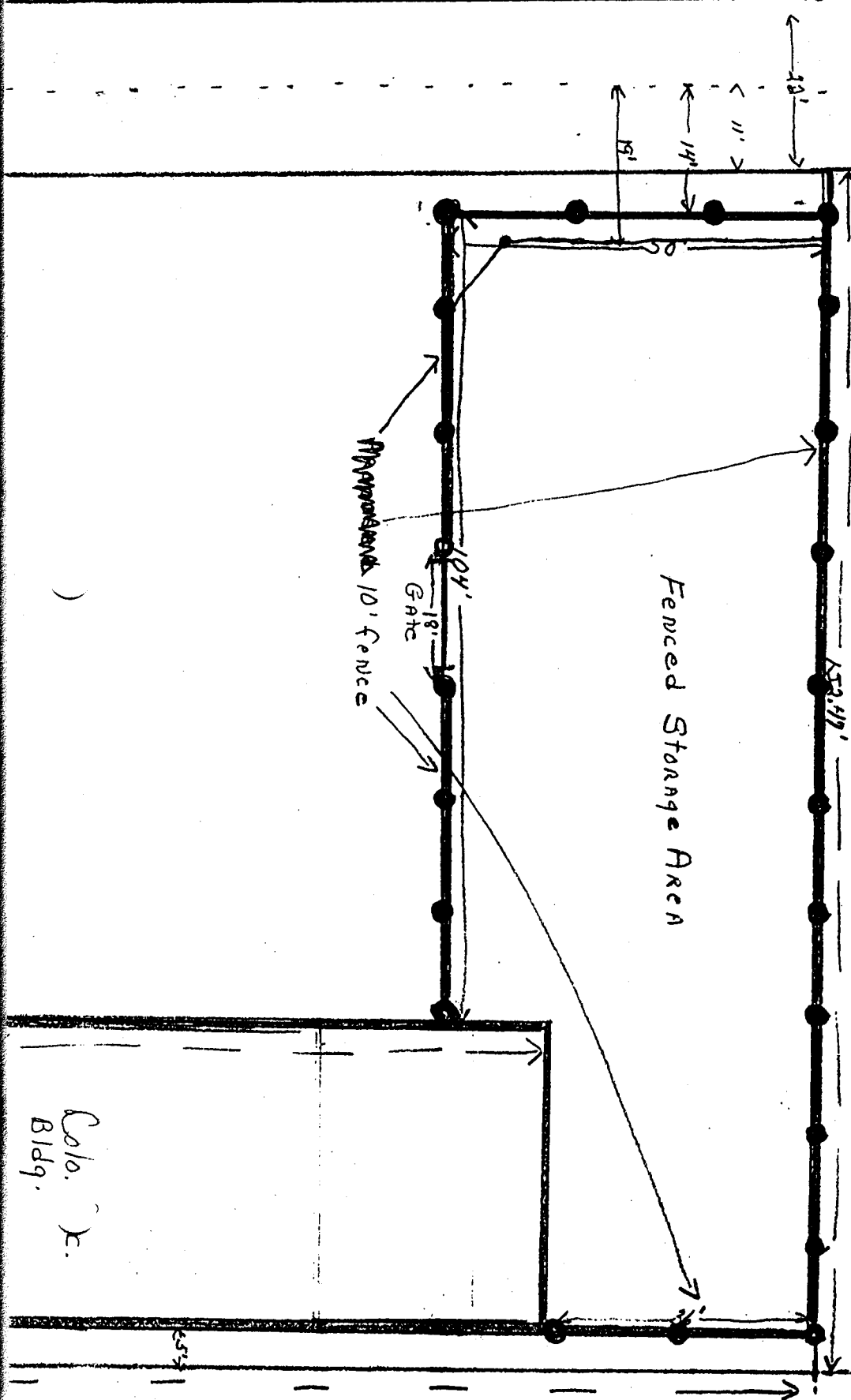
Department Approval [Signature] Date 5-6-97

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

Utility Accounting Costs Date 5-6-97

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)



ACCEPTED MC. 5-6-97
 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.

Colo.
 Bldg.
 X.

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ZONE C-1

Maximum coverage of lot by structures _____

SETBACKS: Front HARTIS RD from property line (PL)
 or 19ft from center of ROW, whichever is greater

Parking Req'mt _____

Side N/A from PL Rear 0 ft from PL

Special Conditions Setbacks for 10ft. fence as per variance VAR-1997-045

Maximum Height 10 ft

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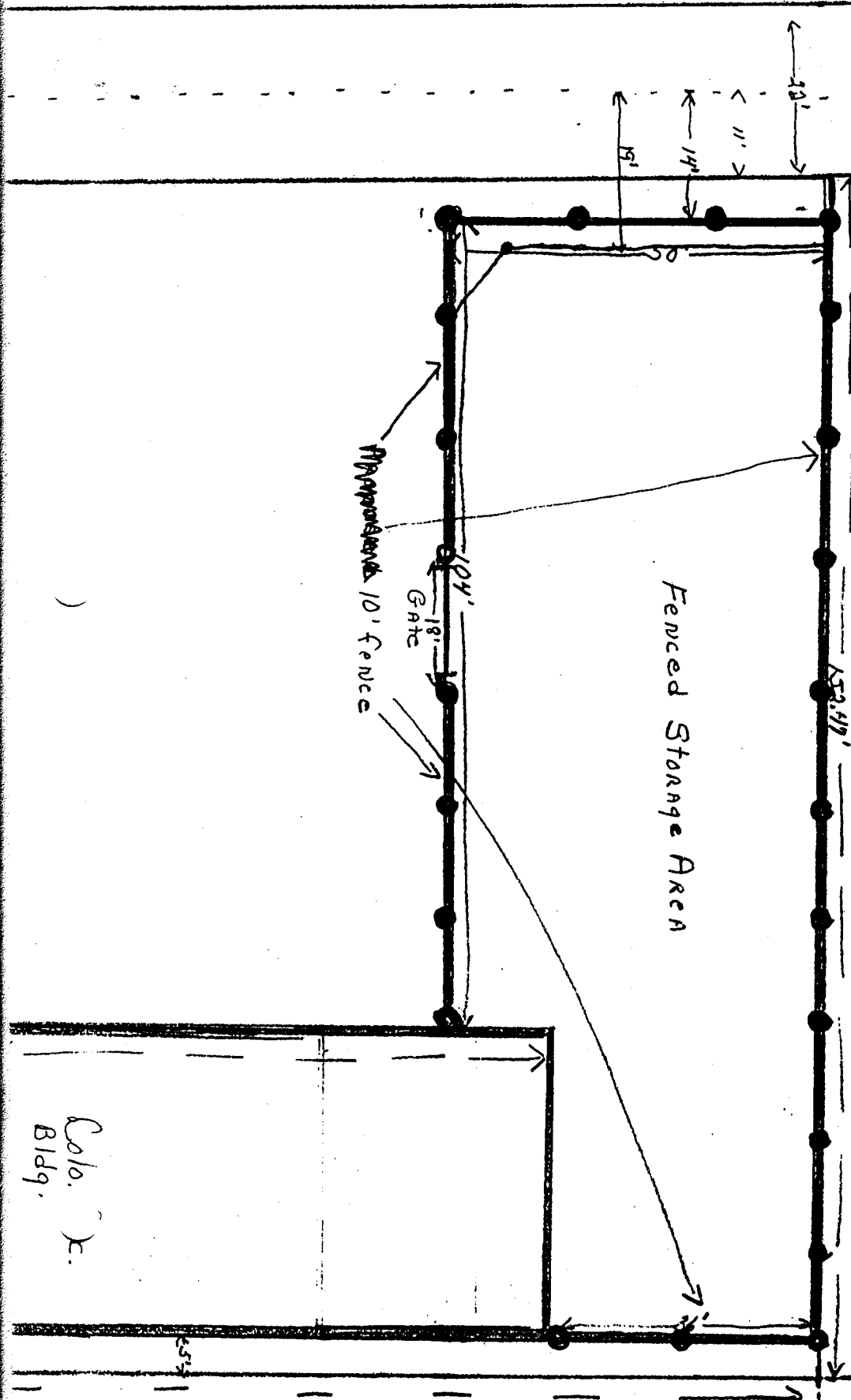
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 BIDg.