

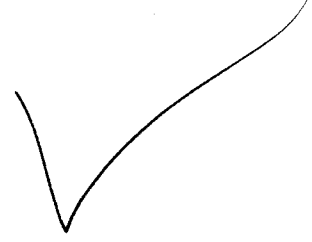
FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 58935

302-002  
1590-09-1

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS <u>3151 Primrose</u>	TAX SCHEDULE NO. <u>0945-014-15-005</u>
SUBDIVISION <u>Spring Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>216</u>
FILING <u>4</u> BLK _____ LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>2000'</u>
(1) OWNER <u>Daniel Brennecke</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3151 Primrose</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE _____	USE OF EXISTING BLDGS <u>Kitchen</u>
(2) APPLICANT <u>Custom Coast</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>436 Gunnere Rd</u>	<u>Kitchen Addition &amp; Remodel</u>
(2) TELEPHONE <u>242-6008</u>	

**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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>3570</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>40'</u> from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>Enclosing existing covered patio</u>
Maximum Height <u>32</u>	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>21</u>

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 <u>Carl A. Nelson</u>	Date <u>1/28/97</u>
Department Approval <u>Scott J. Costello</u>	Date <u>1/28/97</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. NO CHANGE IN USE

Utility Accounting <u>[Signature]</u>	Date <u>1/28/97</u>
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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 SLC 1/28/97  
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.

