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BLDG PERMIT NO. 59051

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3010-1300-033

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1273 TEXAS TAX SCHEDULE NO. 2945-123-13-008
 SUBDIVISION PROSPECT PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400
 FILING _____ BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1144
 (1) OWNER Marjorie Jones NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1273 TEXAS AVE
 (1) TELEPHONE 242-4547 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CONSTRUCTION SERVICES USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 226 30 Rd, Gr. Jct., Co. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 834-8041 Remodel / Addition

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-64 Maximum coverage of lot by structures 60%
 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 6 TRAFFIC ZONE 31

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).

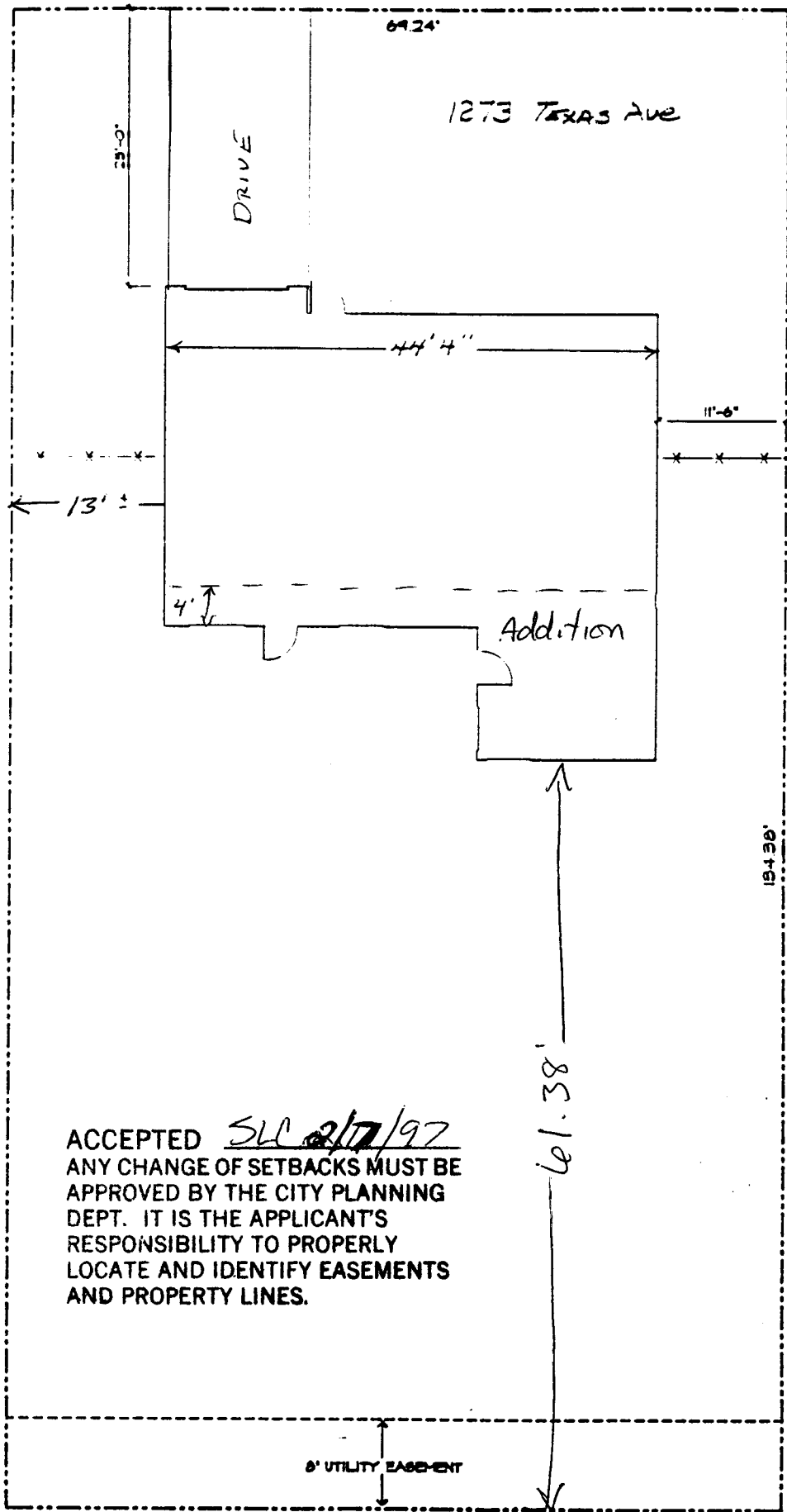
Applicant Signature [Signature] Date 2-7-97
 Department Approval [Signature] Date 2-7-97

Additional water and/or sewer tap fee(s), are required: YES _____ NO — W/O No. None
 Utility Accounting [Signature] Date 2-7-97

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)

Texas Ave



1273 TEXAS AVE

DRIVE

Addition

ACCEPTED SLC 2/17/97
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.

6' UTILITY EASEMENT

Alley