

63585

FEE \$	10.00
TCP \$	

BLDG PERMIT NO. ~~63585~~

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 568 25 1/2 Road TAX SCHEDULE NO. 2945-101-00-979

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720⁴

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

(1) OWNER Monument Little League NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 716 GJ 81502 NO. OF BLDGS ON PARCEL
 BEFORE: 4 AFTER: 5 THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS: Storage shed / Garage

(2) APPLICANT Rick Topper DESCRIPTION OF WORK AND INTENDED USE:
Pre-engineered Garage on MonoSlab

(2) ADDRESS 2323 E 1/2 Rd. GJ 81503

(2) TELEPHONE 256-3263

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 PZ Maximum coverage of lot by structures _____

SETBACKS: Front 55' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions _____

Maximum Height 105' CENSUS TRACT 4 TRAFFIC ZONE 10

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).

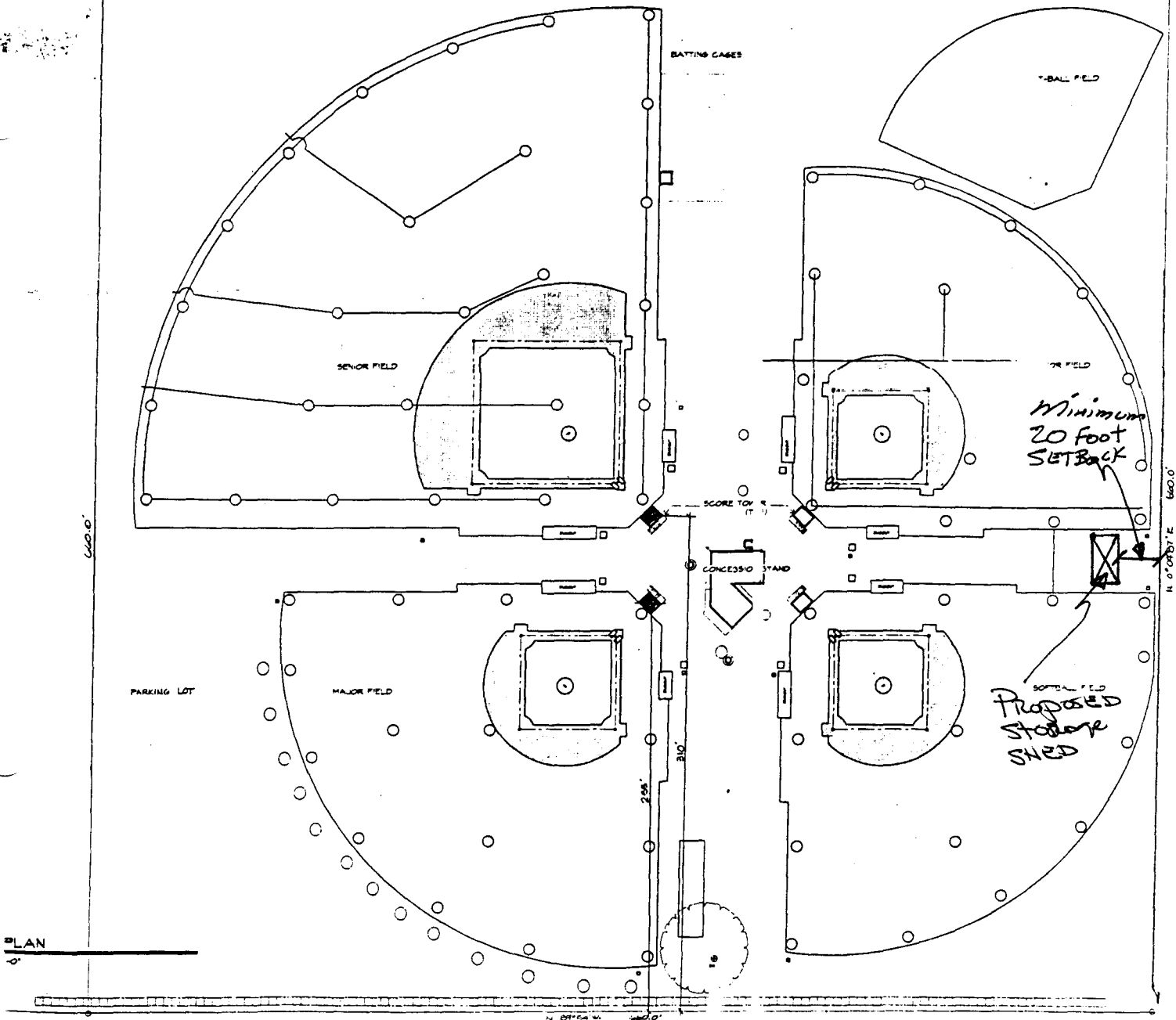
Applicant Signature [Signature] Date 1/16/98

Department Approval [Signature] Date 1/16/98

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

Utility Accounting [Signature] Date 1-16-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



PLAN

25 1/2 Rd

Handwritten circled text: RUMD

ACCEPTED *Valdez* H-16-98
 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.

~~ACCEPTED *me* 1-22-96~~
 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.