

FEE \$ 10
TCP \$

BLDG PERMIT NO. 05062

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1915 NH 5th STREET TAX SCHEDULE NO. 2945-112-08-011
SUBDIVISION BOOKCLIFF PARK SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 132
FILING BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) 2145
(1) OWNER RON BECKMAN NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1915 N. 5th ST, G.J.
(1) TELEPHONE 255-8581 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT BOB WITHERS USE OF EXISTING BLDGS RESIDENCE
(2) ADDRESS 2682 DEL MAR DR., G.J. DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 242-8233 WOOD FRAME, SUNROOM

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-5 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt
or 45' from center of ROW, whichever is greater Special Conditions
Side 5' from PL Rear 25' from PL
Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 25

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 Bob Withers Date 26 APRIL 98

Department Approval K. Valdez Date 5-4-98

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

Utility Accounting Robi Overholt Date 5-5-98

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)

FEE \$	10, —
TCP \$	—

BLDG PERMIT NO. 050602

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

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BLDG ADDRESS 1915 Nth 5th STREET TAX SCHEDULE NO. 2945-112-08-011

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FILING _____ BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) 2145

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 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1915 N. 5th ST, G.J.

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 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear 25' from PL

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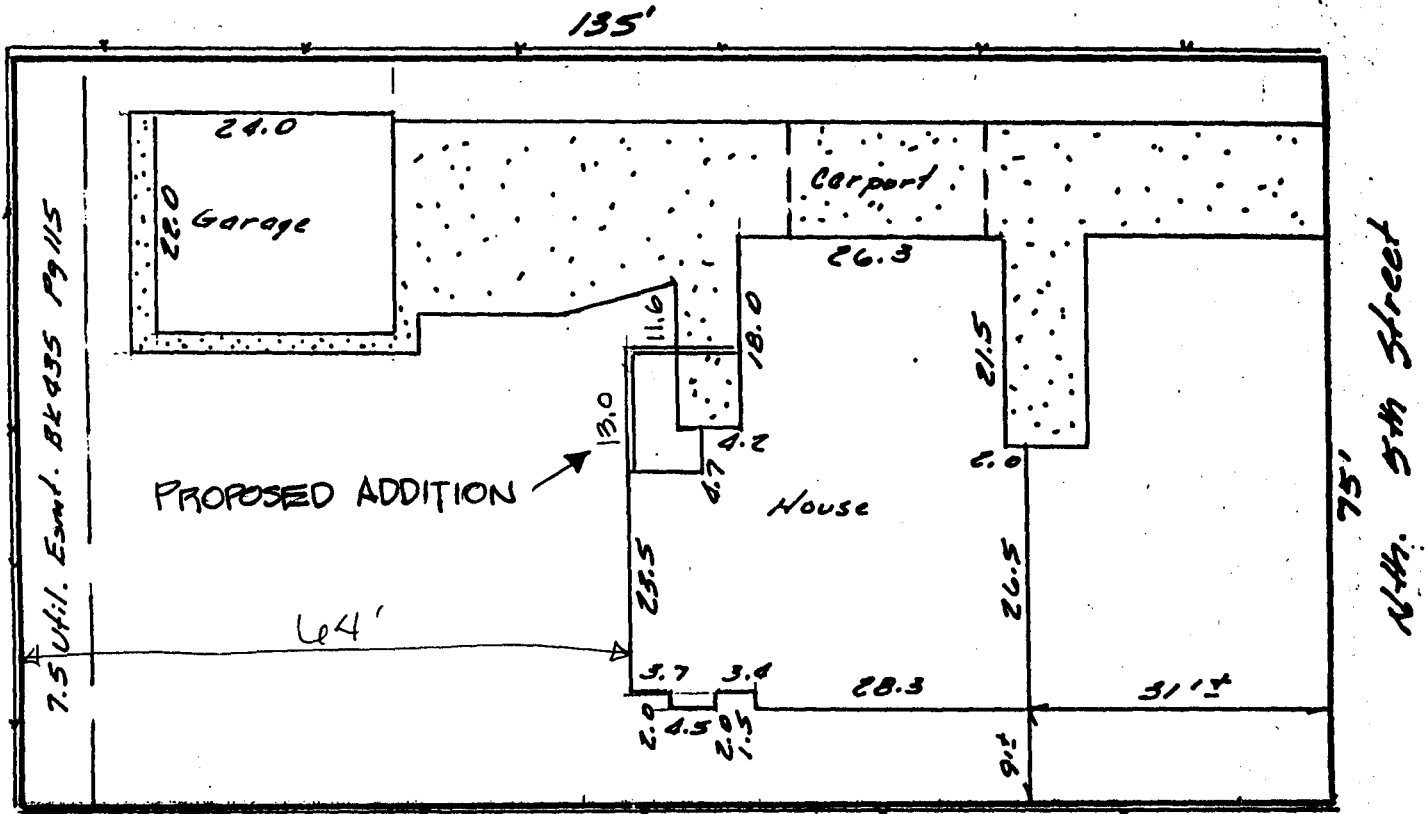
Utility Accounting Robin Overholt Date 5-5-98

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Scale 1" = 20'



132 # PROPOSED "SUNROOM" ADDITION
 for RON BECKMAN
 1915 N. 5TH ST, G.J.

ACCEPTED XV 5-4-98
 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.