

FEE \$	10.00
TCP \$	

BLDG PERMIT NO. 05098

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2671 G 1/2 Road TAX SCHEDULE NO. 2701-354-33-006  
 SUBDIVISION Green Meadows Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144  
 FILING \_\_\_\_\_ BLK #3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 2100  
 (1) OWNER Anna Marie Gorman NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2671 G 1/2 Road  
 (1) TELEPHONE 243-4824 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Centennial Const. USE OF EXISTING BLDGS residence / storage  
 (2) ADDRESS 1520 Parmigan Ct. N. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-2198 work room + additional bathroom

**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-2 Maximum coverage of lot by structures 25%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL  
 Maximum Height 32'  
 CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Mark B. Blum Date 5-4-98  
 Department Approval K. Valdez Date 5-5-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting Debi Overholt Date 5-6-98

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)

ACCEPTED KV 5-5-98  
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.

2671 G 1/2 ROAD  
GREEN MEADOWS ESTATES  
BLK 3 LOT 6  
2701-354-33-006

