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BLDG PERMIT NO. 70328

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

62935 3074

BLDG ADDRESS 2425 N 1st TAX SCHEDULE NO. 2945-101-00-007  
 SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x16  
 FILING BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 30'x36' + 14'x18'  
 (1) OWNER Pat Gornally NO. OF DWELLING UNITS (+/-)  
 BEFORE: - AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2433 N 1st St  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE -  
 (2) APPLICANT Debbie McClellan USE OF EXISTING BLDGS None  
 (2) ADDRESS 2510 So Broadway DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-2938 add Bedroom

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-10 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15 from PL Rear 30 from PL  
 Maximum Height 32 CENSUS 4 TRAFFIC 10 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Debbie McClellan Date 5/26/99  
 Department Approval Ronnie Edwards Date 5/26/99

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

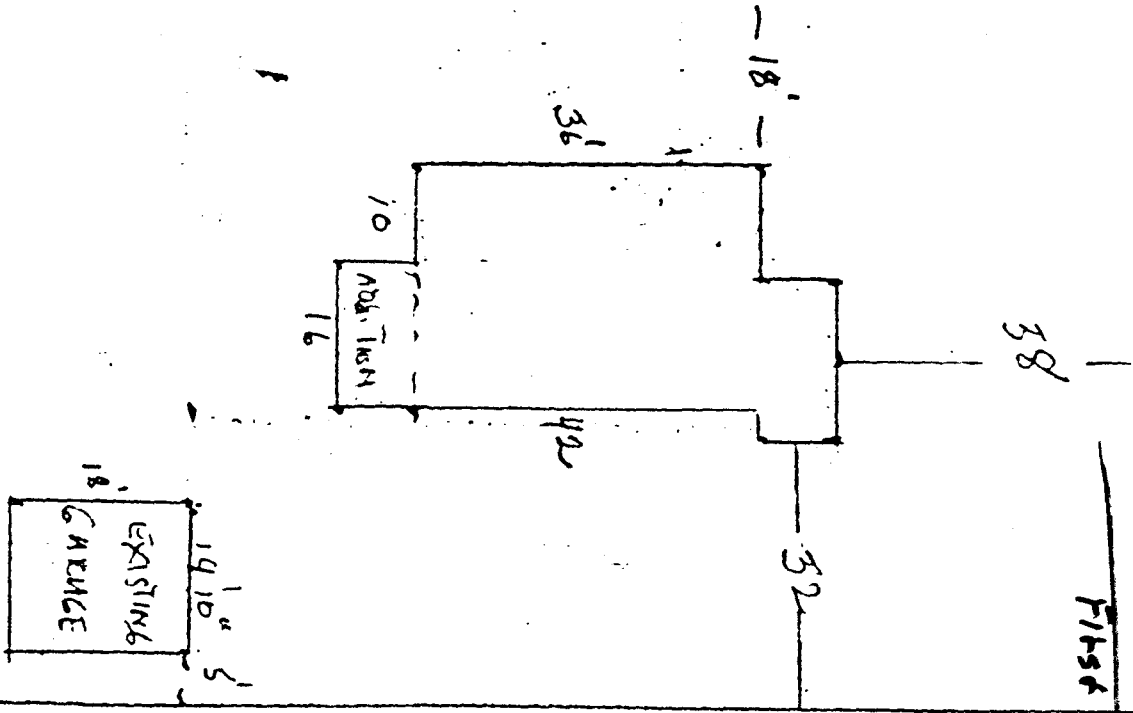
Utility Accounting Kitler Vancura Date 5/26/99

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)

425 N 1st

CSI

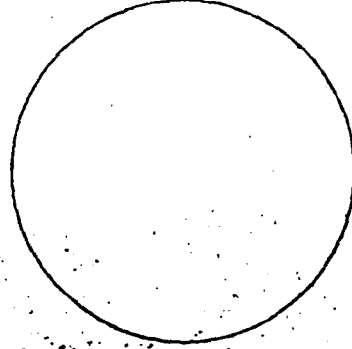


ACCEPTED *Ronnie* 5/26/99  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.



MENTAL

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ROBERT

(970)