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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69410

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

GA

40042-3415
735

BLDG ADDRESS 735 N 6th St TAX SCHEDULE NO. 2945-142-20-008

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10' x 18'

FILING BLK — LOT 1/3 of Lot 17 thru 20 SQ. FT. OF EXISTING BLDG(S) 18 x 18

(1) OWNER Debra Wallace NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Grand Ave GJ

(1) TELEPHONE 261-0282 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Jack DeLisi USE OF EXISTING BLDGS Home & garage

(2) ADDRESS P. 735 N 6th St DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 241-4074 — drywall repair & upgrading —

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 RMF-64 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 10' from PL Rear 20' from PL Special Conditions no change in use

Maximum Height 36' CENSUS 3 TRAFFIC 35 ANNEX# —

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 Jack DeLisi Date 3-19-99

Department Approval Bonnie Edwards Date 3-19-99

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

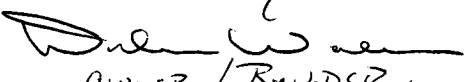
Utility Accounting Dotie Vanover Date 3-19-99

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)

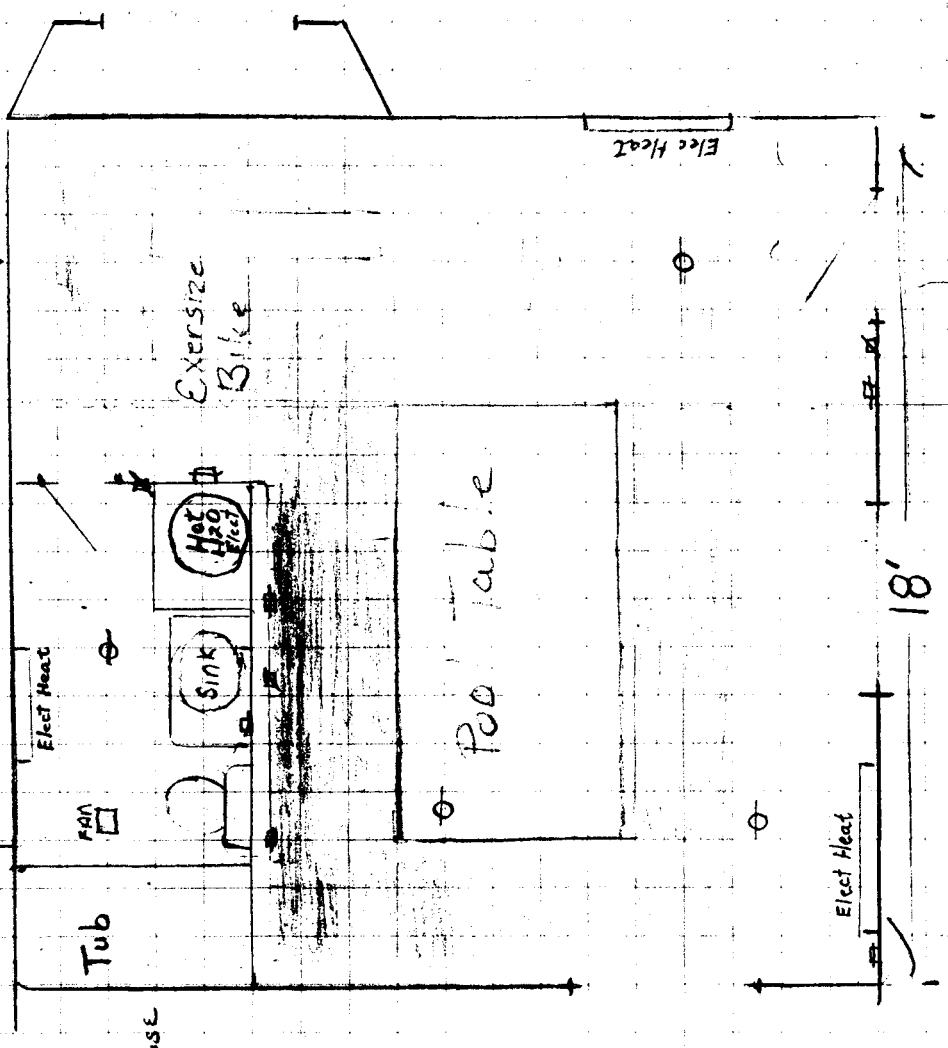
To whom it may concern:

THE PROPERTY IN QUESTION, ADDRESS:
735 N. 6th. WHAT HAD BEEN UTILIZED AS
A GARAGE IS GOING TO BE USED AS A EXERCISE
& GAME ROOM. THE BATHROOM IS FOR CONVIENCE
PURPOSES CONCERNING THE HOT TUB. ALSO
ABOUT STORAGE IN ATTIC AREA.

I THANK you,

OWNER / BUILDER
DEBRA WALLACE
P.O. Box 3962
G.I., Colo. 81502
970-255-1434

735 N 6th St
Debra Wallace
Garage Remodel To Pool House

SHELVES



18'

735 N 6th St
Debra Wallace Home
Garage

