

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71543

6378-3983

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1616 Balsam Ct. TAX SCHEDULE NO. 2945-104-12-025
SUBDIVISION West Lake Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 308
FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1800
(1) OWNER Pam & Waymond Williams NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1616 Balsam Ct. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Home
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ Attached Garage

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 RSF-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____ CENSUS 4 TRAFFIC 10 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 9-3-2C Uniform Building Code). **PAID AUG 12 1999**

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). **JA**

Applicant Signature Waymond Williams Date 8-12-99

Department Approval K. Valdez Date 8-12-99

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

Utility Accounting Marshall Cole Date 8-12-99

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)

Floor Plan $\frac{1}{4}'' = 1'$

1616 Balsam Ct. G.J.

N →

Existing House

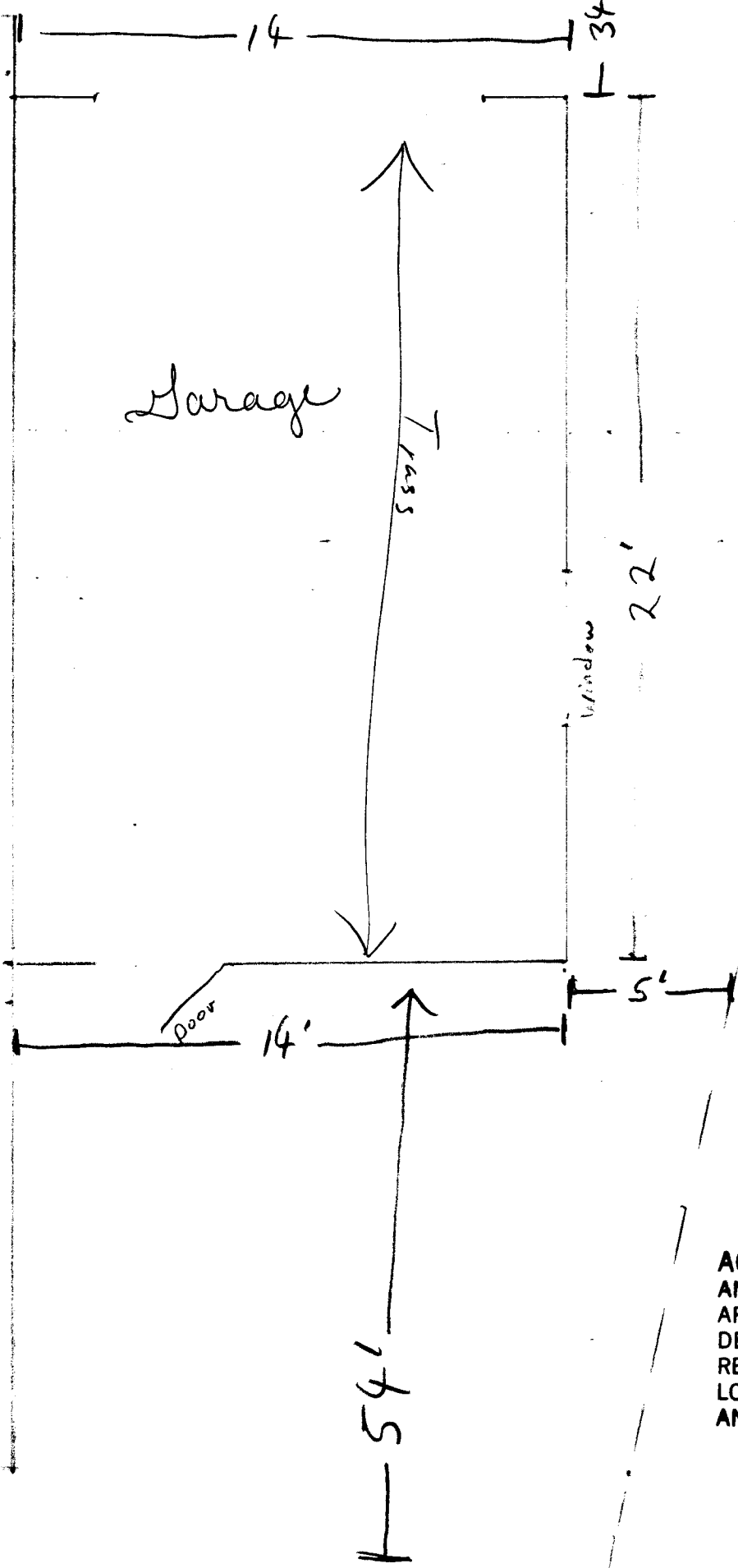
Garage

Pass

Window

← Property line →

Door



ACCEPTED KV 8-12-99
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.

