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BLDG PERMIT NO. 69291

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

48

BLDG ADDRESS 795 GARSON TAX SCHEDULE NO. 2701-351-49-005
 SUBDIVISION GARSON Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 567
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 4700
 (1) OWNER DAN GARSON NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 795 GARSON Court
 (1) TELEPHONE 243-5902 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Merritt Const Inc USE OF EXISTING BLDGS _____
 (2) ADDRESS 2337 Promontory Court DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 250-1712 2415164 Close to 567 sq ft of covered porch

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-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' 40' to HRED Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 16 TRAFFIC 13 ANNEX# _____

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).

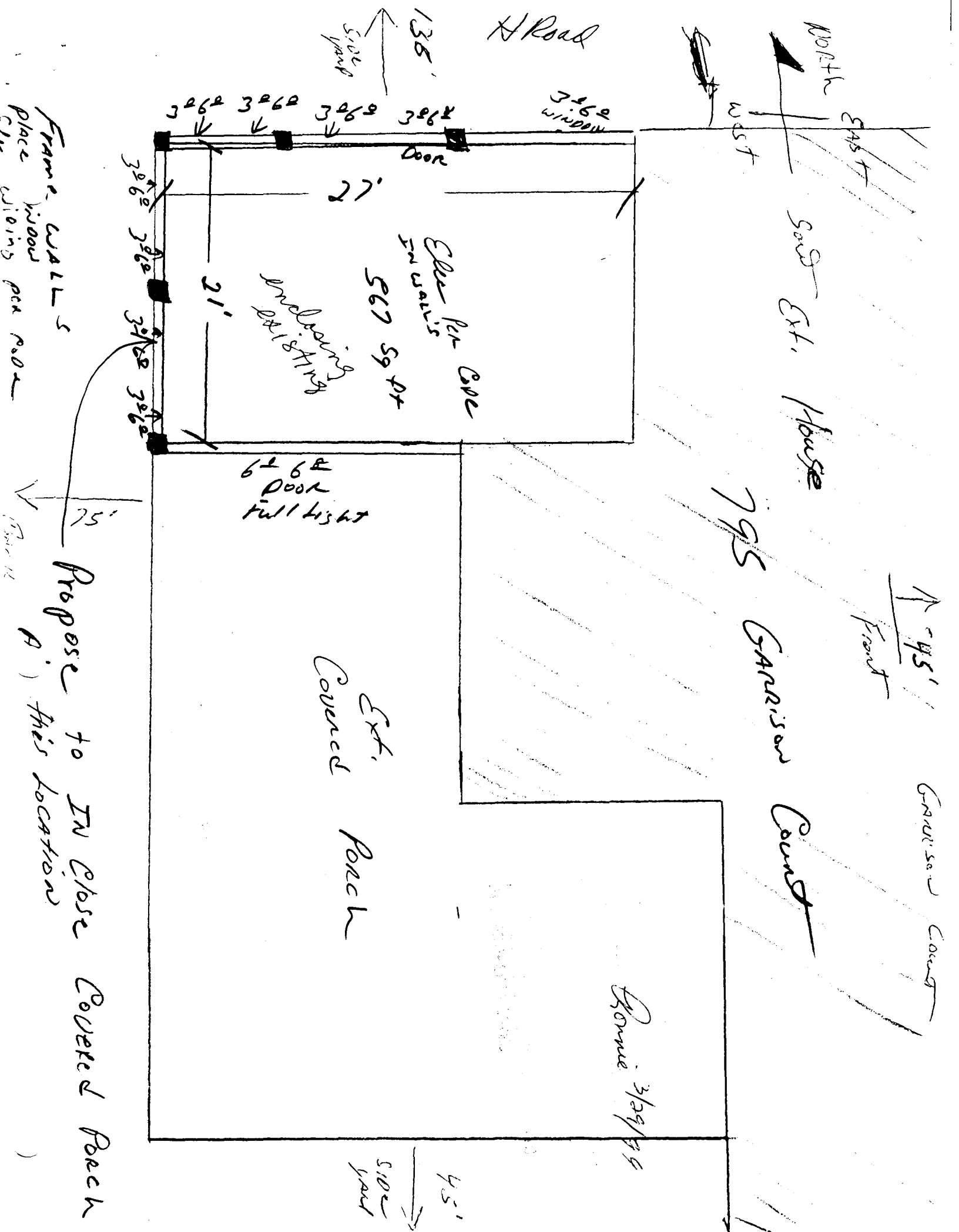
Applicant Signature [Signature] Date 3-23-99
 Department Approval Ronnie Edwards Date 3-29-99

Additional water and/or sewer tap fees are required: YES _____ NO W/O No. TR 89136

Utility Accounting [Signature] Date 3-29-99

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)



Frame walls
Place windows per code

Propose to IN Close Covered Porch
A) this location

795' Garrison Court
Front

795 Garrison Court

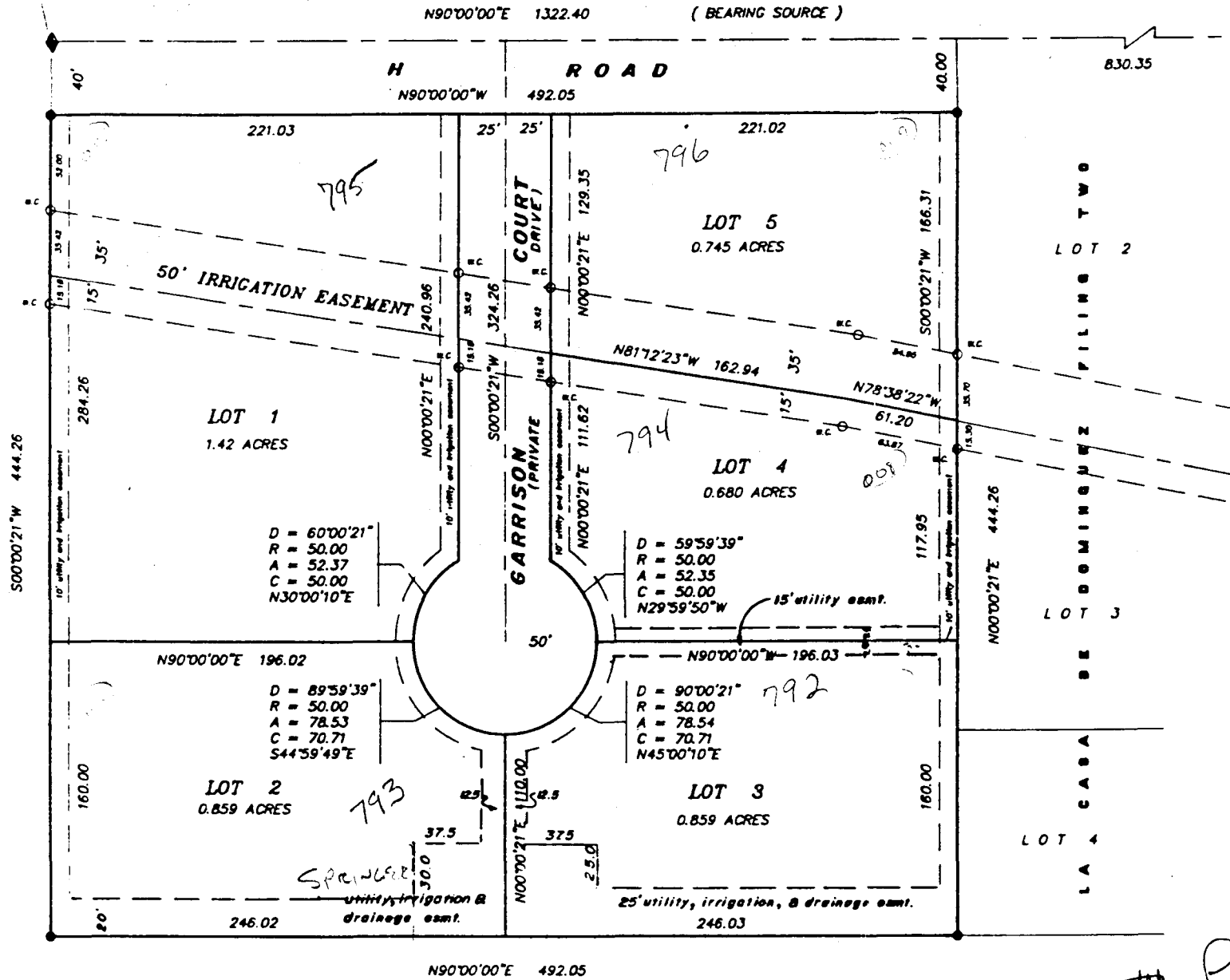
Porch 3/29/95

45' side yard

6' x 6' door full light

Ext. Covered Porch

NW CORNER
NE1/4 NE1/4
SECTION 35
T1N, R1W, U.M.



SETBACKS - FRONT - GARRISON CT - 25 FT.
N. - 40 FT.

Zone P
D.P. - 500.