

FEE \$	0
TCP \$	0

BLDG PERMIT NO. 79046

56311-1538

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1206 Main TAX SCHEDULE NO. 2945-133-12-009
 SUBDIVISION Keith's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600
 FILING BLK G LOT 31#32 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John C Martin NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1221 Main St
 (1) TELEPHONE 242-3716 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Residential
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Remodel
 (2) TELEPHONE _____ Basement - Finish - Add 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 RMF-8 Maximum coverage of lot by structures N/A
 SETBACKS: Front N/A from property line (PL) Parking Req't N/A
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions NOT TO BE USED AS
ADDITIONAL UNIT / BASEMENT FINISH ONLY
 Maximum Height _____ CENS.T. _____ T.ZONE _____ ANN# _____

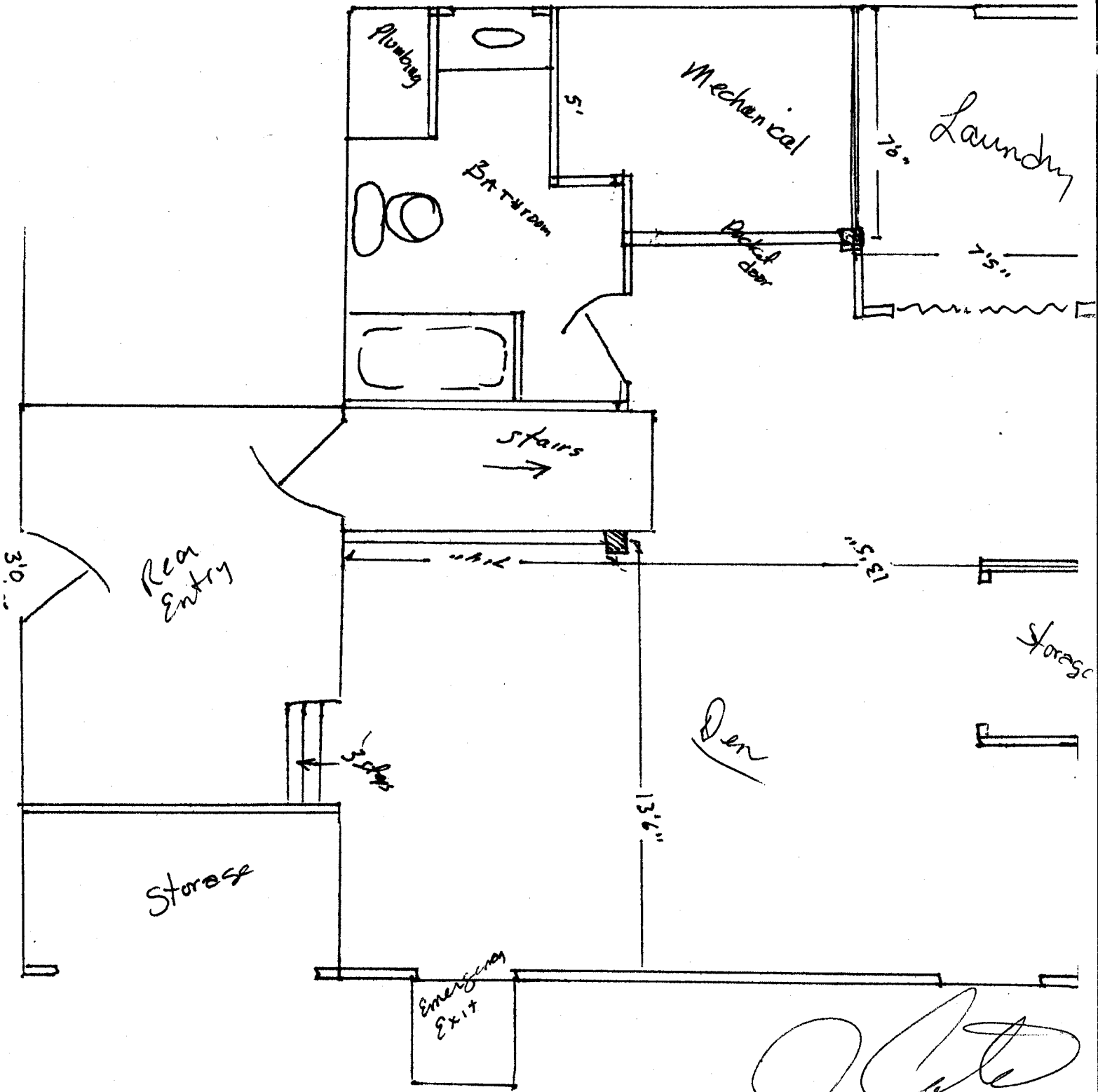
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 3/15/01
 Department Approval [Signature] Date 3/15/01
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No chg un chg
 Utility Accounting [Signature] Date 3/15/01

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 *J. C. [Signature]*
 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.