DATE SUBMITTED: $\frac{b/3/27}{2}$

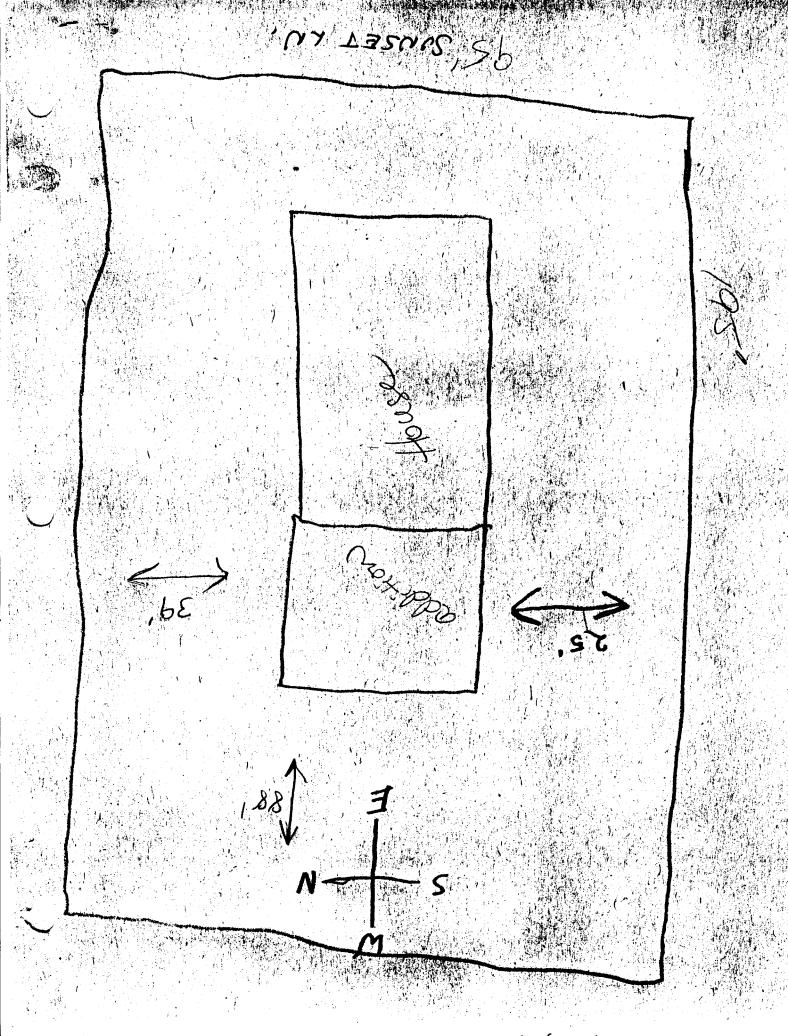
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GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT						
BLDG ADDRESS 1521 Sunset Con-C	sq. ft. of BLDG: 32 4 25					
SUBDIVISION	SQ. FT. OF LOT:					
FILING # BLK # LOT #	NO. OF FAMILY UNITS:					
TAX SCHEDULE # <u>2945-104-00-069</u>	NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:					
OWNER Karen Wells	use of existing buildings: Residential					
ADDRESS 1521 SUNSET UN TELEPHONE: 243-8657	DESCRIPTION OF WORK AND INTENDED USE:					
REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.						

FOR OFFICE	USE ONLY					
ZONE PUIT-64 FLOO	ODPLAIN: YES NO					
TBACKS: FRONT <u>20</u> GEOI	OGIC HAZARD: YES NO					
SIDE <u>10</u> REAR <u>20</u> CENS	US TRACT: 4 TRAFFIC ZONE: 10					
MAXIMUM HEIGHT 32 PARK	ING REQ'MT					
LANDSCAPING/SCREENING REQUIRED: SPEC	EIAL CONDITIONS:					
N/A						
***************************************	**********************					
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).						
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.						
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.						
Department Approval	Applicant Signature					
1/2/2-	**************************************					

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



ACCEPTED 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.