

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>500⁰⁰</u>

BLDG PERMIT NO. 54807

pc
tcp

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 569 1/2 CINDY ANN TAX SCHEDULE NO. 2943-072-23-007
 SUBDIVISION NORTH STAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1640
 FILING _____ BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER CASAS DEL TIERRA INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3041 N. 15TH ST G.J. 81505
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-5578
 (2) APPLICANT ABOVE USE OF EXISTING BLDGS SGL FAM RES.
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ NEW DWELLING

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 22.5' from property line (PL)
 or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32'
 CENS.T. 6 T.ZONE 28 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).

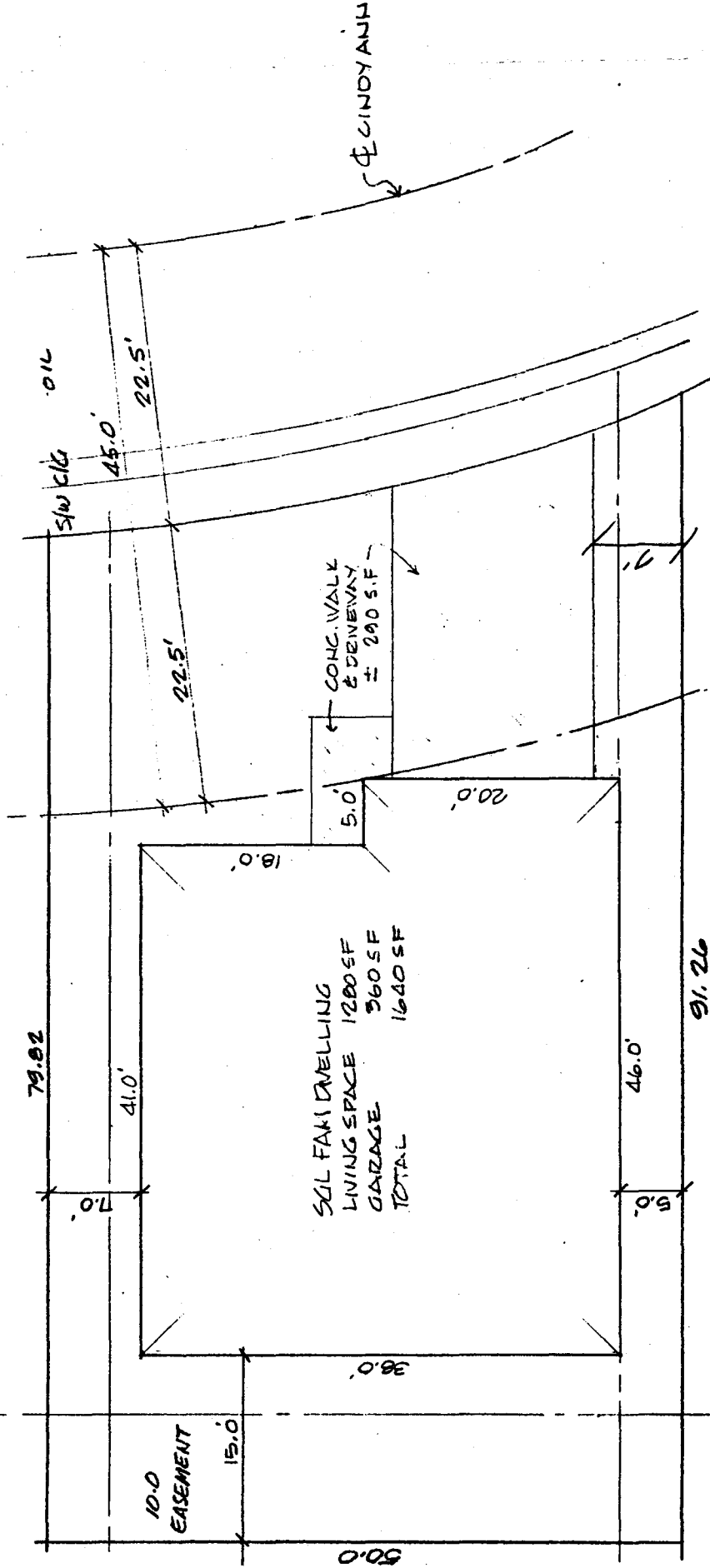
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Lawrence Lawrence 243-9068 Date 1-09-96
 Department Approval Ronnie Edwards Date 1-9-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8883 - S/F - S-PIF
 Utility Accounting Millie Joubert Date 1-19-96
8884 - W-PIF

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)



SGL FAMI DWELLING
 LIVING SPACE 1200 SF
 GARAGE 360 SF
 TOTAL 1640 SF

CONC. WALK
 & DRIVEWAY
 ± 290 S.F.

P.1
 of
 6

SCALE 1" = 10'-0"

LOT 7 BL 1
 NORTH STAR SUB
 569 1/2 CINDY ANN ST
 CA-5

TAX SCL. # 2943-072-23-007

ACCEPTED *Ronnie 1/9/96*
 ANY CHANGES OR FEEDBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANTS
 BEFORE PROCEEDING TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVEWAY LOCATION OK
 No Permit Required
Jr/Clk 1-8-96