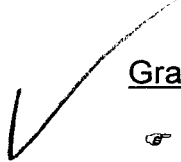


FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50772  
50773

# PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2857 1/2 TEXAS TAX SCHEDULE NO. 294307406010  
 SUBDIVISION COTTONWOOD MEDANS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 634  
 FILING BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Barbara Cook (Nunn) NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2857 1/2 Texas Ave  
 (1) TELEPHONE 256-1790 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Myself USE OF EXISTING BLDGS 1  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ CARPORT & AWNING (fixing)

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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
Access - 3' x 3' CENSUS TRACT 26 TRAFFIC ZONE 30

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 Barbara Nunn Date 12-22-94  
 Department Approval Donnie Edwards Date 12-22-94

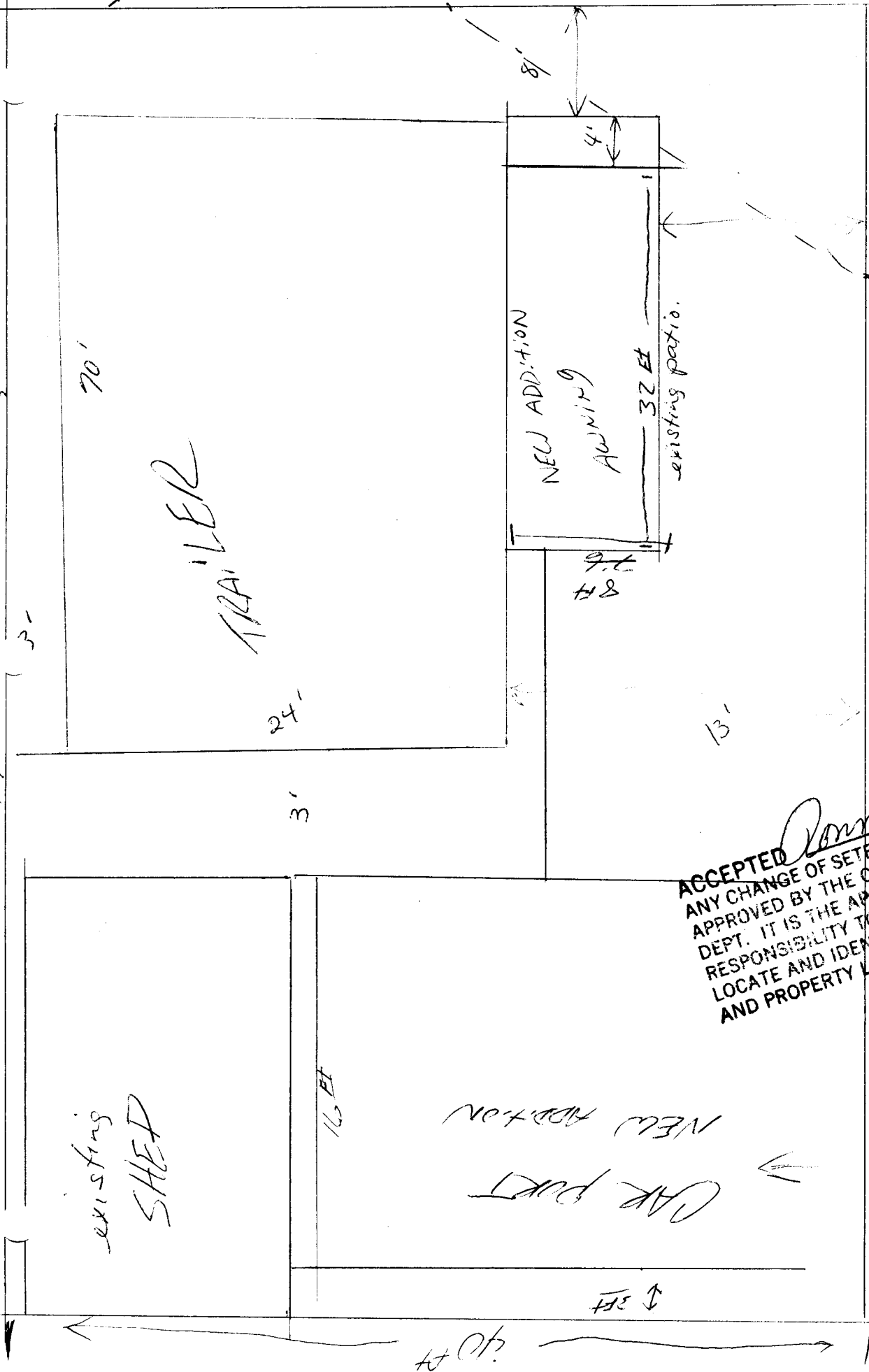
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3020-0430-15-2  
 Utility Accounting Richardson Date 12-22-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FRONT TEXAS AVE

NORMANDY AVE

99 FT



ACCEPTED *Ronnie Edwards* 12/27/94  
 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.