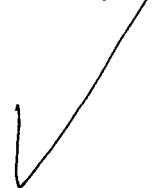


FEE \$	10th
TCP \$	—

BLDG PERMIT NO.	53077
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1360 N. 19th TAX SCHEDULE NO. 2945-124-16-001
 SUBDIVISION Arcadia Village Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 12x24 (open)
 (1) OWNER Olga Scholtz NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1360 N. 19th
 NO. OF BLDGS ON PARCEL 1
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jerry Smith USE OF EXISTING BLDGS house
 (2) ADDRESS 2676 Caribbean Dr DESCRIPTION OF WORK AND INTENDED USE:
carport
 (2) TELEPHONE 292-4110

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) Parking Req'mt —
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions 3' to edge of
eave - must be open
 Maximum Height (31) CENS.T. 6 T.ZONE 31 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).

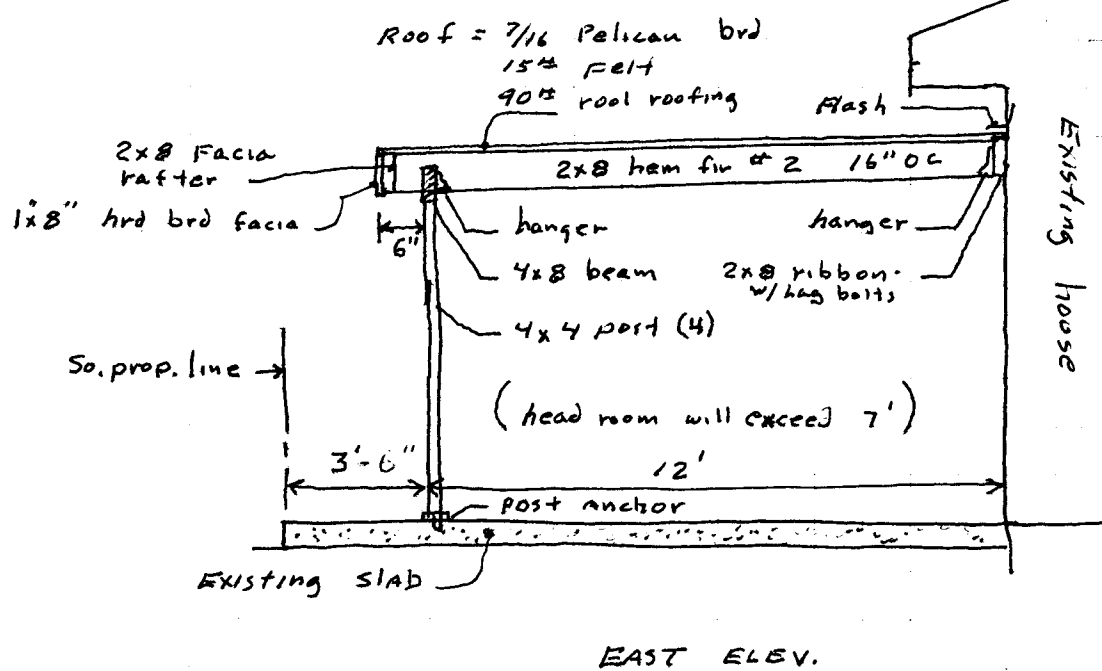
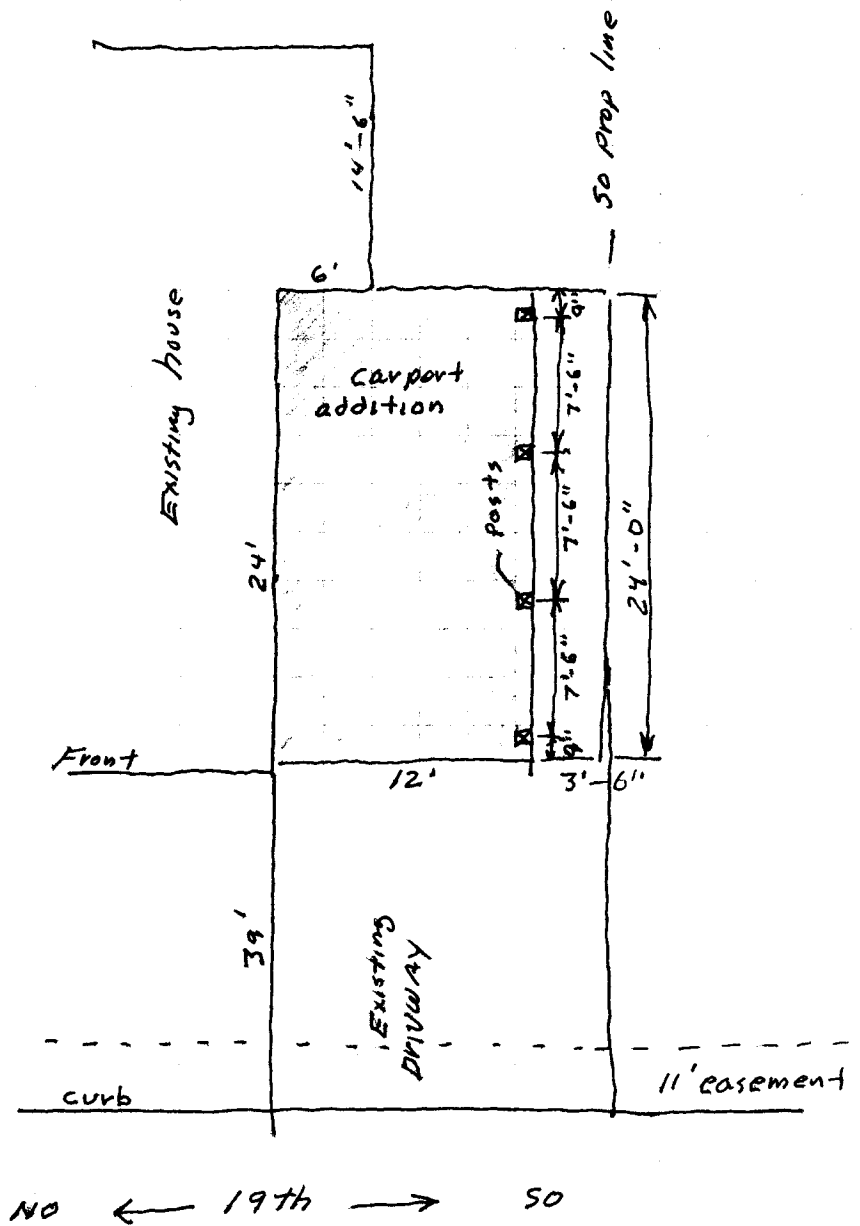
Applicant Signature Jerry Smith Date 8-4-95
 Department Approval Ronnie Edwards Date 8-4-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 30070210-02-3

Utility Accounting Chris [Signature] Date 8-4-95

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)



Carport is 12' x 24' open construction - set back 3' from so prop line and does not protrude past house in front.

ACCEPTED Ronnie 8/4/95
 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.

Car port Addition
 1360 No 19th
 owner OLGA Schulz
 cont. Jerry Smith