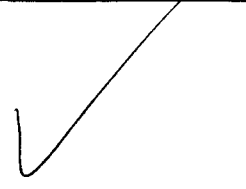


FEE \$	1000
TCP \$	—

BLDG PERMIT NO. 52755

6.702 1890 023

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	508 N 25 St	TAX SCHEDULE NO.	2945-131.14-001
SUBDIVISION	Garden Sub.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	12 X 20
FILING	BLK 3 LOT 8	SQ. FT. OF EXISTING BLDG(S)	18500
(1) OWNER	Justell M. Parker	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS		NO. OF BLDGS ON PARCEL BEFORE:	2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE	241-1015	USE OF EXISTING BLDGS	Home
(2) APPLICANT	Scene	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS			
(2) TELEPHONE			ADD screened in porch

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'	Parking Req'mt	
of	15'	Special Conditions	
Side	5' from PL		
Rear	15' from PL		
Maximum Height		CENS.T.	7 T.ZONE 38 ANNX#

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	<i>Justell M. Parker</i>	Date	July 11, 95
Department Approval	<i>Ronnie Edwards</i>	Date	7/11/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A NO CHANGE IN S/F

Utility Accounting	<i>Clara Marshall-Cole</i>	Date	7-11-95
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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)