

FEE \$ 10.00

BLDG PERMIT NO. 50838

No TCP

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 568 25 1/2 Rd. TAX SCHEDULE NO. 2945-101-00-979
7008-289-20-992
 SUBDIVISION Monument Little League SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14' x 75'
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Roger E Condit NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3215 F Rd. LIFTON WYO
 (1) TELEPHONE 434-42-64 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Mark Chard USE OF EXISTING BLDGS _____
 (2) ADDRESS 896 Over DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 303 242 4389 move mobile home onto lot

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 RZ Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt 2 spaces
 Side 10' from PL Rear 10' from PL Special Conditions Mobile home must be
HUD approved & on permanent foundation
 Maximum Height 65 CENSUS TRACT _____ TRAFFIC ZONE _____

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).

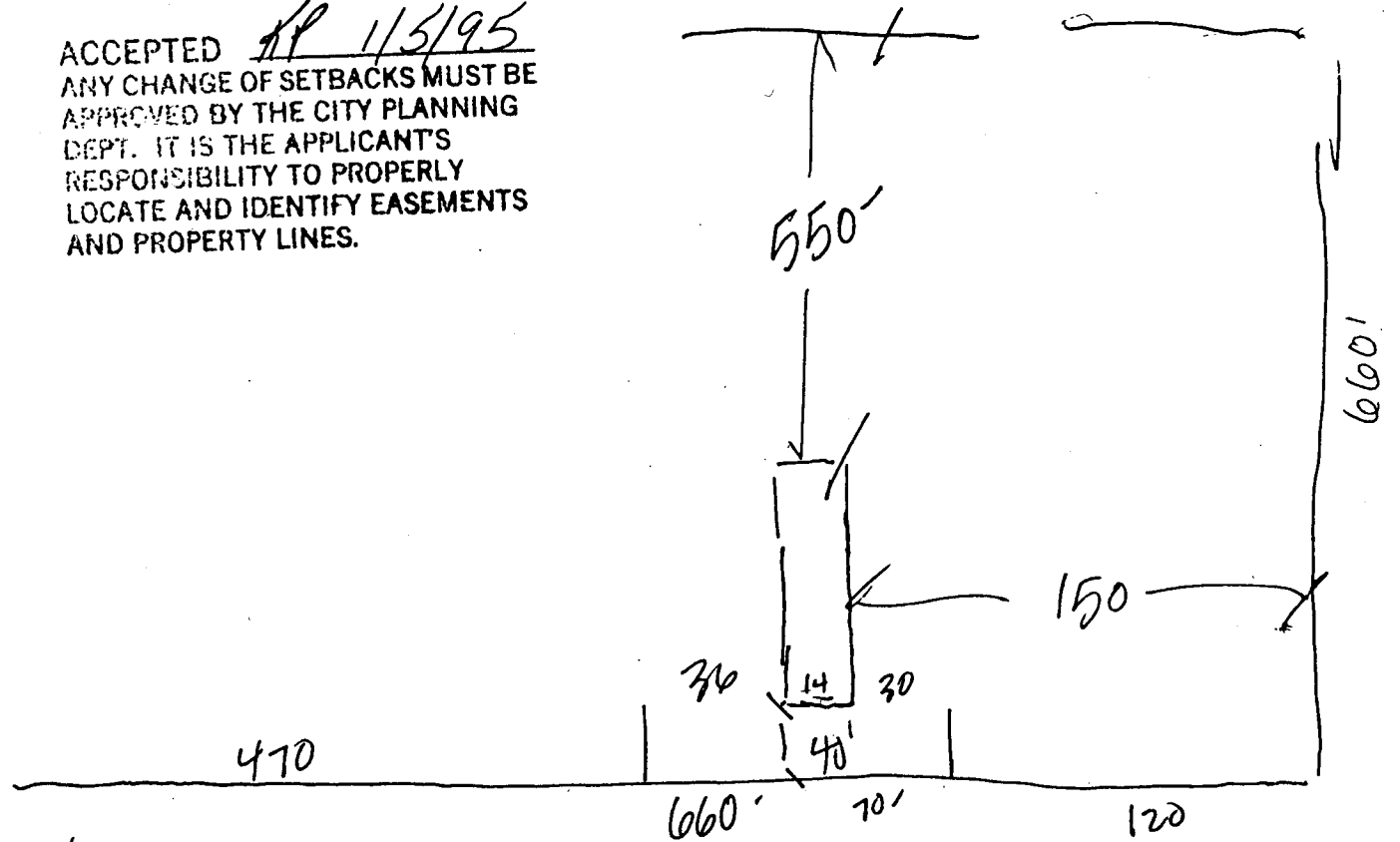
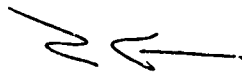
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Roger E Condit Date 11-30-94
 Department Approval Kathy Poston Date 1/5/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3019-2250-02-2
 Utility Accounting C. Richardson Date 1-5-95

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)

ACCEPTED AP 1/5/95
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.



568 25 1/2 RD

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