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TCP \$	-

BLDG PERMIT NO. 53239

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	256 27 1/2 rd	TAX SCHEDULE NO.	2945-251-02-013
SUBDIVISION	Cox Sub	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	160
FILING	BLK 1 LOT 5	SQ. FT. OF EXISTING BLDG(S)	house 900 sqft Shed 100 sqft
(1) OWNER	Lisa Tomasett	NO. OF DWELLING UNITS	BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	256 27 1/2 rd	NO. OF BLDGS ON PARCEL	BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
(1) TELEPHONE	245-8186	USE OF EXISTING BLDGS	None + rel
(2) APPLICANT	same as above	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS			
(2) TELEPHONE			free-standing workshop - 10' x 16' NO PLUMBING

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	20'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	3' from PL		
Rear	3' from PL		
Maximum Height	32'		
		CENS.T.	13 T.ZONE 80 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	Lisa Tomasett	Date	8-24-95
Department Approval	Ronnie Edwards	Date	

Additional water and/or sewer tap fee(s) are required: YES \_\_\_ NO  W/O No. 4004-1420-08-0

Utility Accounting	Richardson	Date	8-24-95
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

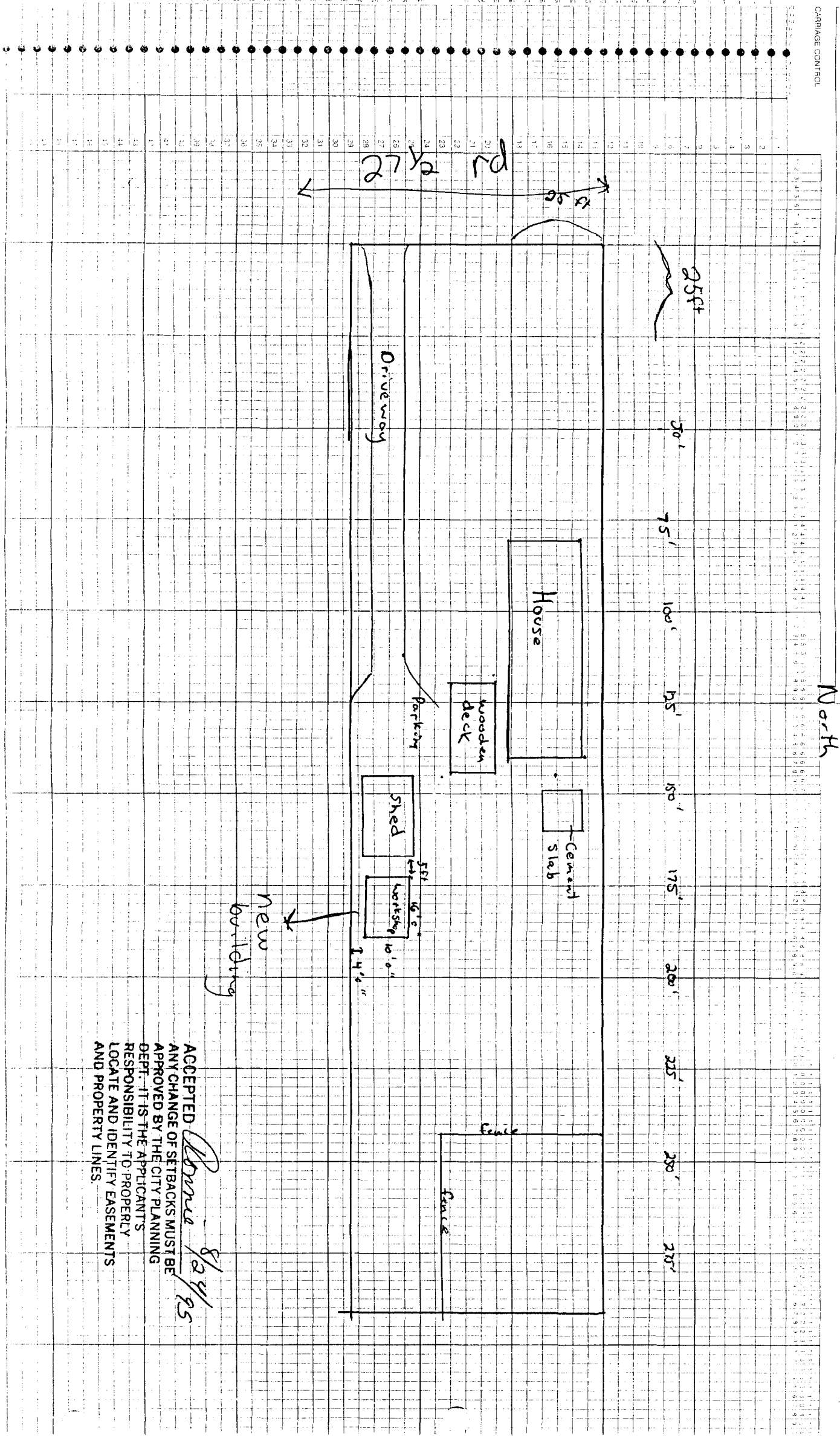
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

140/10/6 Print Chart

SPACING 140 POSITION 10/6 CHARACTERS PER INCH 4 LINES PER INCH

PROGRAM: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHART TITLE: \_\_\_\_\_ CHART ID: \_\_\_\_\_

256 27 1/2 rd  
 Liso Tomfeldt



ACCEPTED *Ronnie Slayes*  
 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