(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG PERMIT NO. 5-1471

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

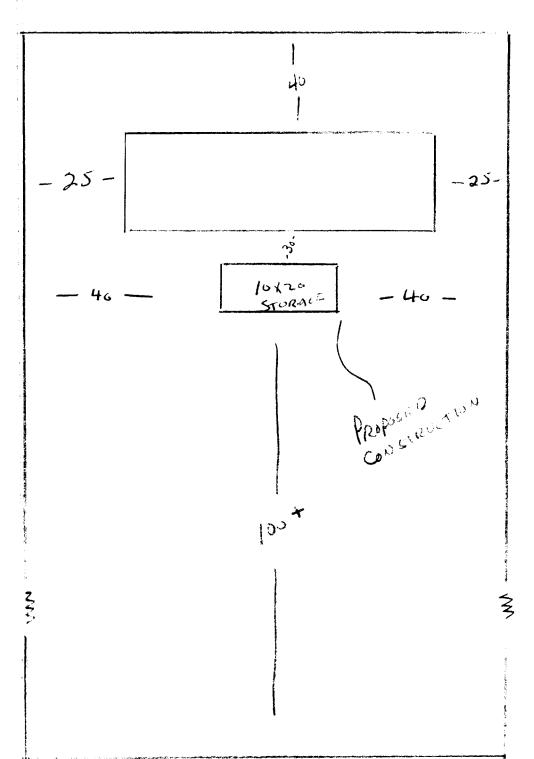
739 THIS SECTION TO BE COMPLETED BY APPLICANT	
BLDG ADDRESS DONA 2) Rd	TAX SCHEDULE NO. 2701-354-39-0004
SUBDIVISION BENSON	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200
FILING BLK LOT	
11) OWNER LORRANG DENONG	NO. OF DWELLING UNITS BEFORE: AFTER:/ THIS CONSTRUCTION
(1) ADDRESS ABOUR	NO OF BURGS ON BARGE!
(1) TELEPHONE	BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
(2) APPLICANT APPLICANT	USE OF EXISTING BLDGS STORAGE
(2) ADDRESS 2481 RIVER RU # 12	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 244-8404	10x20 STURACE
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.	
ZONE RSF-2	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	or Parking Req'mt
from center of ROW, whichever is greater	Special Conditions <u>ACCESSORY</u> Structure
Side from PL Rear from P	L
Maximum Height	CENSUS TRACT 10 TRAFFIC ZONE 20
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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 of 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	Date 3/20/95
Department Approval Marcia Bubia	earl Date 3-20-95
Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 6n Deptico Utility Accounting Mullie Fowler Date 3-20-95	
Utility Accounting YMURIE TOWN	Date J ()
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)	

(Pink: Building Department)

2701 27 721.

ACCEPTED M2 3-30-96

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.



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