

FEE \$ 10.00
TCP \$ — 0 —

BLDG PERMIT NO. 52778

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 557 25 1/2 Road J.J. Co. TAX SCHEDULE NO. 2943072-18-018
SUBDIVISION THE FAUL FILING SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
FILING 1 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) — 0 —
(1) OWNER DIVORCEMENT, LVC. NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS Box 2743 J.J. Co. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 970 241-2672 USE OF EXISTING BLDGS _____
(2) APPLICANT ABRAHAM SEGHADHUSLAM DESCRIPTION OF WORK AND INTENDED USE: BUILDING
(2) ADDRESS Box 2743 J.J. Co. NEW RATIO HOME
(2) TELEPHONE 970 241-2672

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 PR-8 * Vacant lots on both "0" setback sides
Maximum coverage of lot by structures Sides
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions ACCO approval
Side 0' from PL Rear 0' from PL required
Maximum Height _____
CENS.T. 6 T.ZONE 29 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 Abraham Seghadhuslam Date 7/12/95
Department Approval Marcia Rabideaux Date 7-12-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8459

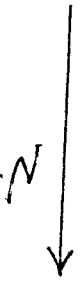
Utility Accounting Jackie S. Berry Date 7/12/95

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)

0' SET RM

ACCEPTED MC 7-12-95
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.



6' SETBACK

20' SETBACK

10' UTILITY EASEMENT

Grass/Egress

20' SETBACK

10' UTILITY EASEMENT

70021 782 685

