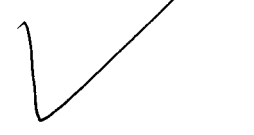


FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 53567

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2926 Barkcliff Ct TAX SCHEDULE NO. 2945-032-32-008
 SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1504
 FILING BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Jerry L. Gordon NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 266 1/2 E. Parkview
 (1) TELEPHONE 245-8604 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Gordon Enterprises USE OF EXISTING BLDGS N/A
 (2) ADDRESS 266 1/2 E. Parkview DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-8604 New Residence - S/F

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-3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) 25' off 29 1/4' Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 25' from PL Special Conditions Engineered Foundations
Required
 Maximum Height _____ CENS.T. _____ T.ZONE _____ 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 Jerry L. Gordon Date 9/25/95
 Department Approval Ronnie Edwards Date 9/25/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8627 - S/F

Utility Accounting Melba Fowler Date 9-25-95

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property including FENCES.
6. All STREETS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

