

FEE \$ 10⁻
 TCP \$ 93.00

BLDG PERMIT NO. 53806

[Handwritten signature]

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3939 1/2 Ave. Homewood TAX SCHEDULE NO. 2945-012-66-002
 SUBDIVISION Homewood Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1558
Homewood Pointe Sub.
 FILING 6 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1497-1857
 (1) OWNER AKS Builders Inc. NO. OF DWELLING UNITS
 BEFORE: 21 AFTER: 4 THIS CONSTRUCTION
 (1) ADDRESS 676 2412 Ave SPO
 (1) TELEPHONE 242-6423 87504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT AKS Builders Inc. USE OF EXISTING BLDGS Townhome
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE Single
 (2) TELEPHONE same Spmy Townhome / break / studio

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 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions per file 127-93
 Maximum Height _____ CENS.T. 10 T.ZONE 21 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).

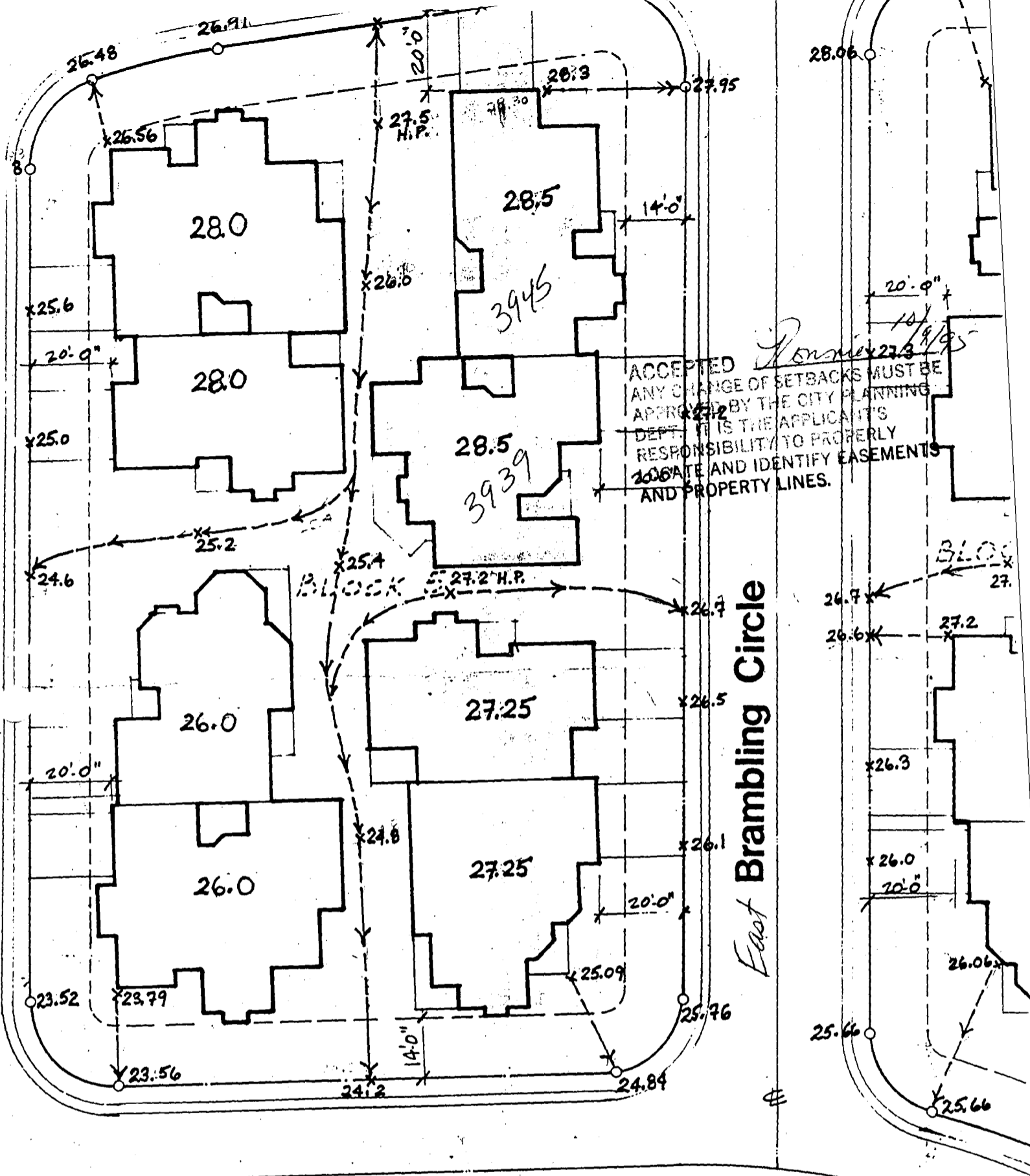
Applicant Signature [Signature] Date 10/9/95
 Department Approval [Signature] Date 10/9/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8655

Utility Accounting [Signature] Date 10/9/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3520 Grand Junction Zoning & Development Code)

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



Courtland Court

EDGE FILING 0
 93 FOR STREET
 RINGS, COORDINATES