

FEE \$ 10
 TCP \$ 13.00

BLDG PERMIT NO. 53805

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

4/9/95

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2945 East Broadway TAX SCHEDULE NO. 2945-01266-002³
 SUBDIVISION Romaine Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588
 FILING e BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1497-1557
 (1) OWNER AKS Builders Inc NO. OF DWELLING UNITS BEFORE: 21 AFTER: 4 THIS CONSTRUCTION
 (1) ADDRESS 676 25th Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242 663 USE OF EXISTING BLDGS Town Home
 (2) APPLICANT AKS Builders Inc DESCRIPTION OF WORK AND INTENDED USE Single
 (2) ADDRESS SPMC Single Town Home / BRICK structure
 (2) TELEPHONE same

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions per file 127-93
 Side _____ from PL Rear _____ from PL
 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).

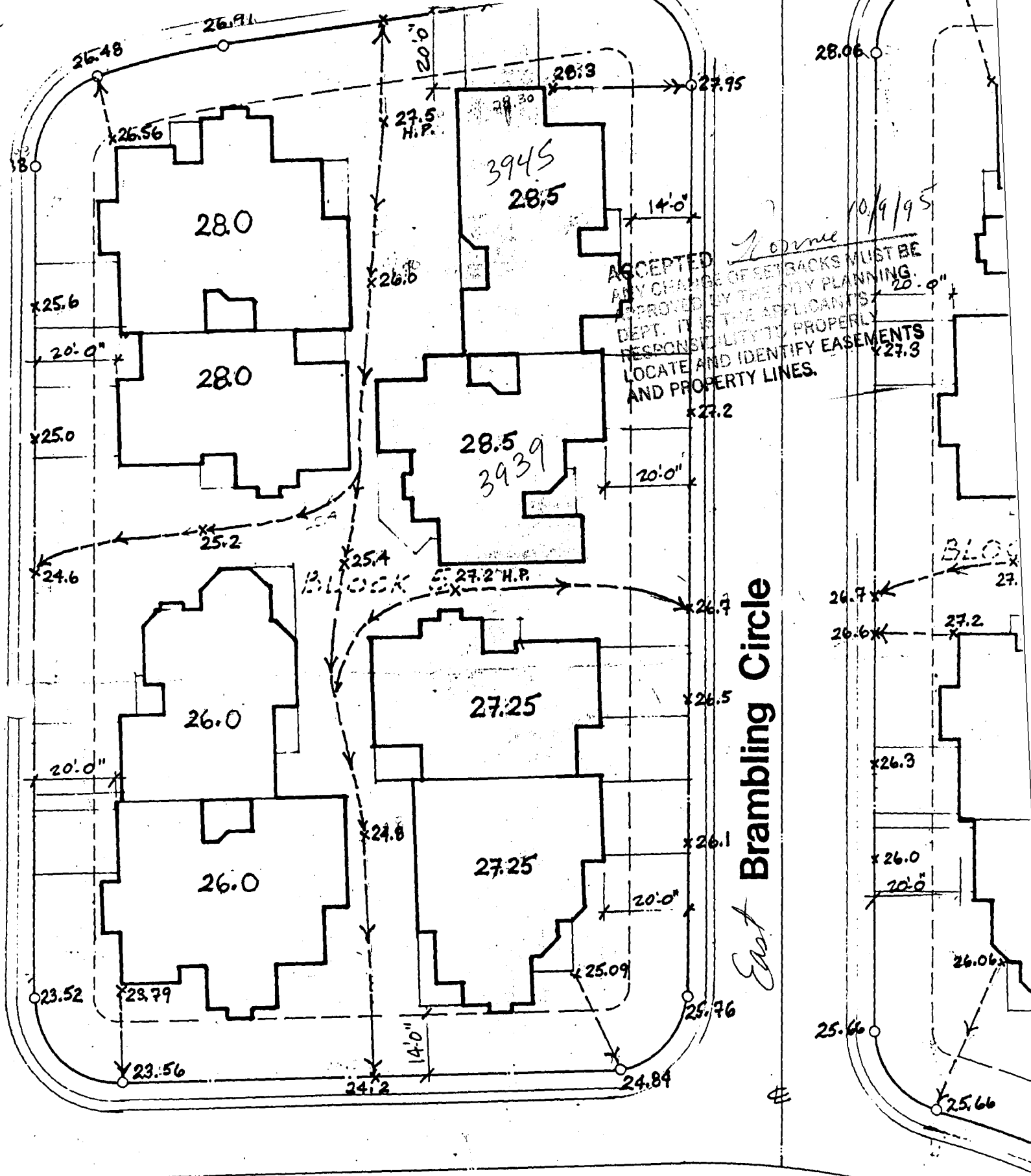
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

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

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8654
 Utility Accounting Jackie S. Berry Date 10/9/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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



Courtland Court

EDGE FILING &
 93 FOR STREET
 BING'S COORDINATES