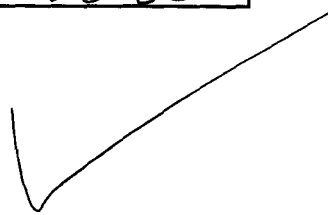


FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 53053

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 568 CINDY ANN ST TAX SCHEDULE NO. 2943-072-24-012

SUBDIVISION NORTH STAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1028

FILING — BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) VACANT

(1) OWNER CASAS DEL TIERRA INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3041 N. 15th, G.D. Co

(1) TELEPHONE 243-5578 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT ABOVE USE OF EXISTING BLDGS ~~SGL FAM RESIDENCE~~

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW CONSTRUCTION - SGL FAM RESIDENCE

includes shed (10x12)

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 RSF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' ~~40'~~ from property line (PL) Parking Req'mt _____
 or 40' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____ CENS.T. 6 T.ZONE 28 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 5-31-95

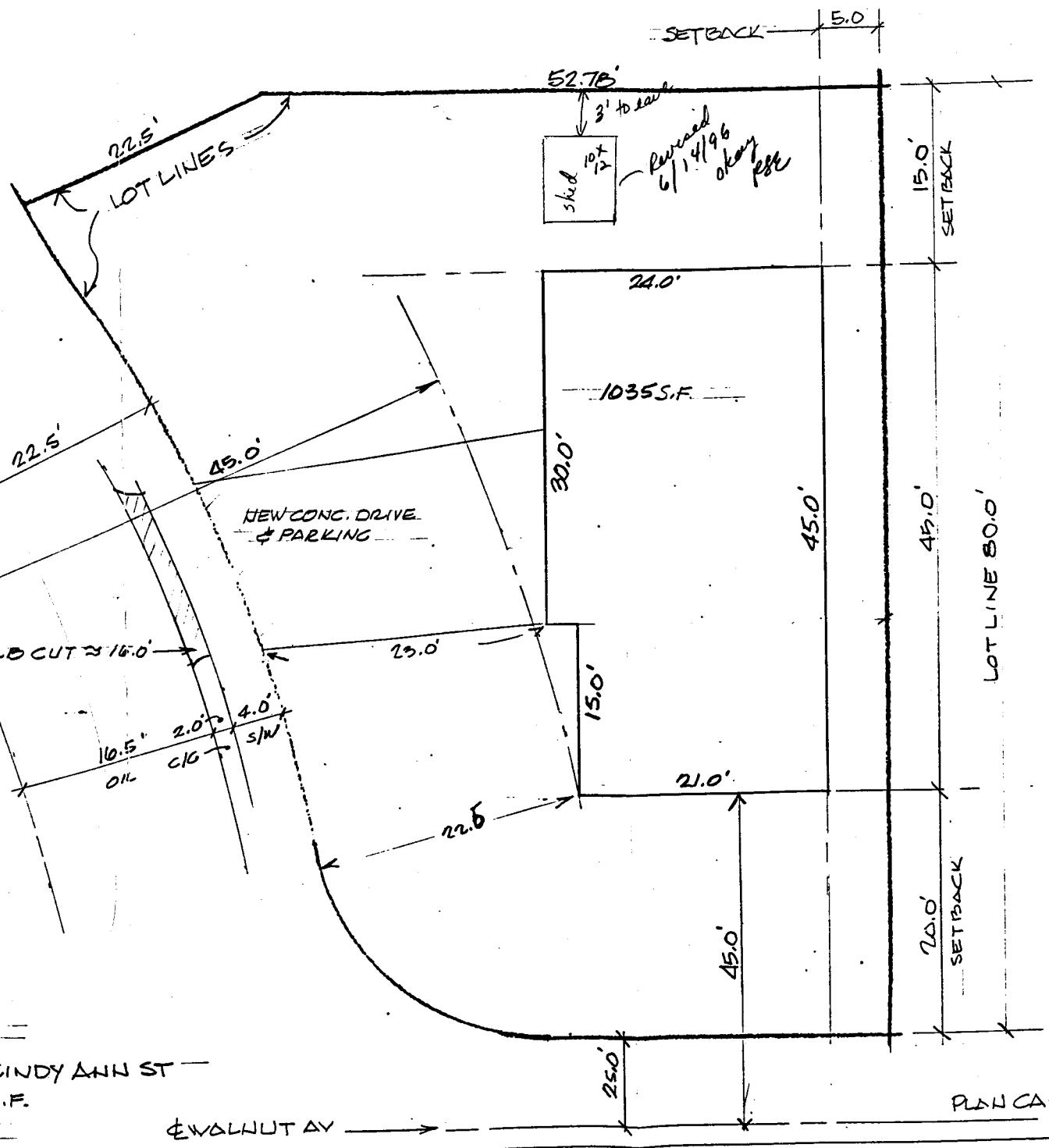
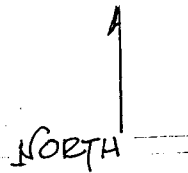
Department Approval [Signature] Date 6-5-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8354

Utility Accounting [Signature] Date 6-5-95

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)



shed 10' x 12'
3' to eave
Revised 6/14/96
ok by psc

ACCEPTED *Bonnie 6-5-93*
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.

SITE PLAN SCALE 1" = 1'-0"
LOT 12 BL 2 NORTH STAR SUB. 568 CINDY ANN ST
SINGLE FAMILY RESIDENCE 1035 S.F.
OWNER: CASAS DEL TIERRA, INC.

PLAN CA-1