

FEE \$ 10.00
 TCP \$ 500.00

BLDG PERMIT NO. 53334

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 572 1/2 Cindy Ann TAX SCHEDULE NO. 2943-072-2A-008
 SUBDIVISION NORTH STAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1050 (GAR 330)
 FILING _____ BLK 12 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER CASAS DEL TIERRA, INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3041 N. 15TH G.W. 81506
 (1) TELEPHONE 243-5578 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT OWNER USE OF EXISTING BLDGS SEE FAM. DWELLING
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: SCUL.
 (2) TELEPHONE _____ FAM. DWELLING

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 45%
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 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).

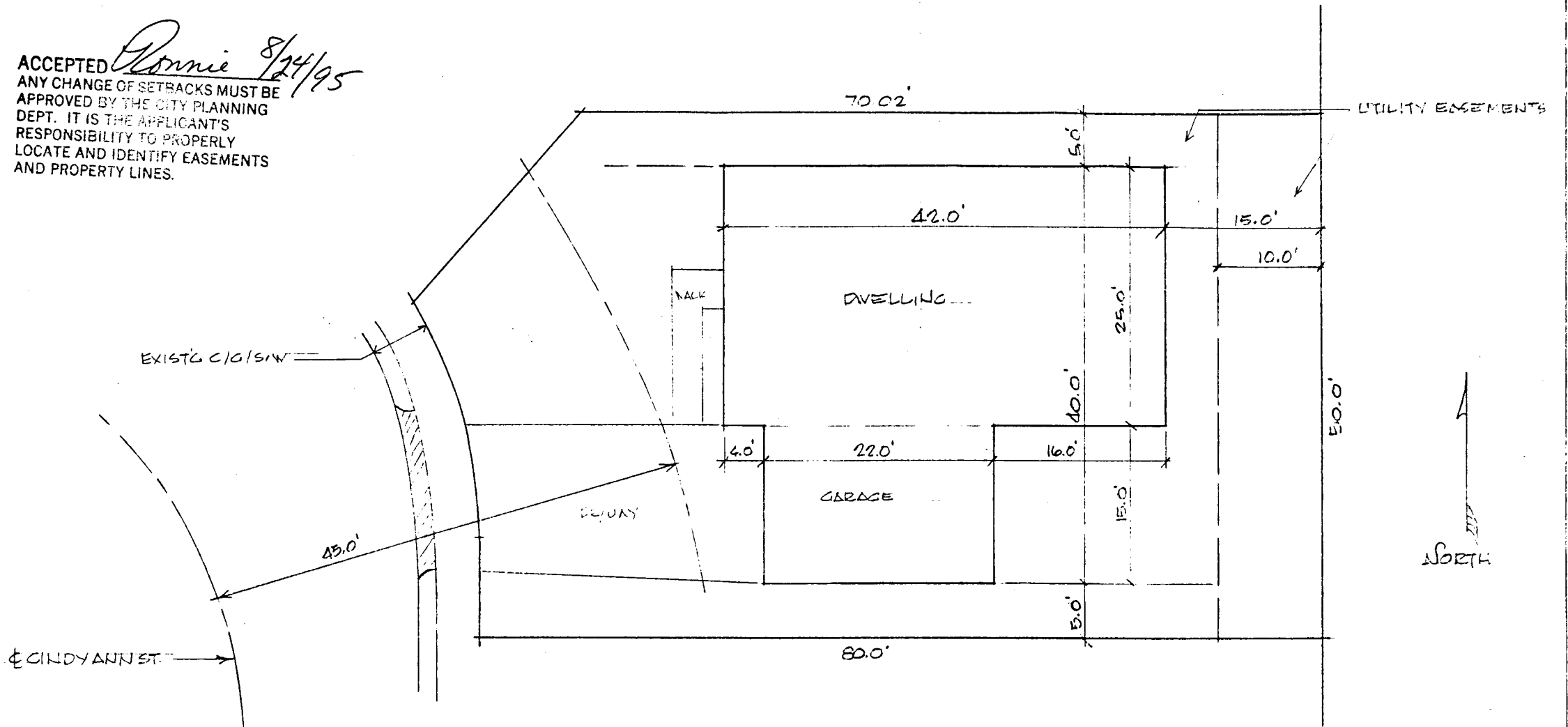
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date Aug 21 - 95
 Department Approval [Signature] Date 8/24/95
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8559/8560/8561
 Utility Accounting [Signature] Date 8-23-95

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)

ACCEPTED *Ronnie 8/24/95*
 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.



SITE PLAN 1"=10.0'

572 1/2 CINDY ANN ST.
 LOT 8 BL 12 NORTHSTAR SUB
 SINGLE FAMILY RESIDENCE AREAS: DWELLING 1050 SF, GAR. 330 SF
 OWNER: CASAS DEL TIERRA, INC. TAX SCHED # 2943-072-24-008