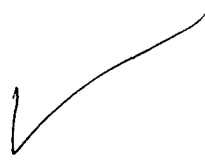


FEE \$	5 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 53338

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



3021-0760-03.6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2754 COMPASS DR.</u>	TAX SCHEDULE NO.	<u>2701-361-31-004</u>
SUBDIVISION	<u>Crossroads Colorado</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>—</u>
FILING	<u>—</u> BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>WALKER</u>	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS	<u>1048 INDEPEND AVE</u>	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE	<u>245-7571</u>	USE OF EXISTING BLDGS	<u>offices</u>
(2) APPLICANT	<u>THE ALLIAN CO.</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>interior work only</u>
(2) ADDRESS	<u>3568 HILLVIEW DR.</u>		
(2) TELEPHONE	<u>243-8444</u>		

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	<u>H0</u>	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	<u>interior only</u>
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENS.T.	<u>16</u> T.ZONE <u>15</u> 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 Alexander Blomster Date 8-31-95

Department Approval Ronnie Edwards Date 8-31-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in employee #

Utility Accounting Millie Fowler Date 8-31-95

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)