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FEE \$ 1000	•
7cp 500°C	
5156 45555	Vno

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG PERMIT NO. 50990

(Goldenrod: Utility Accounting)

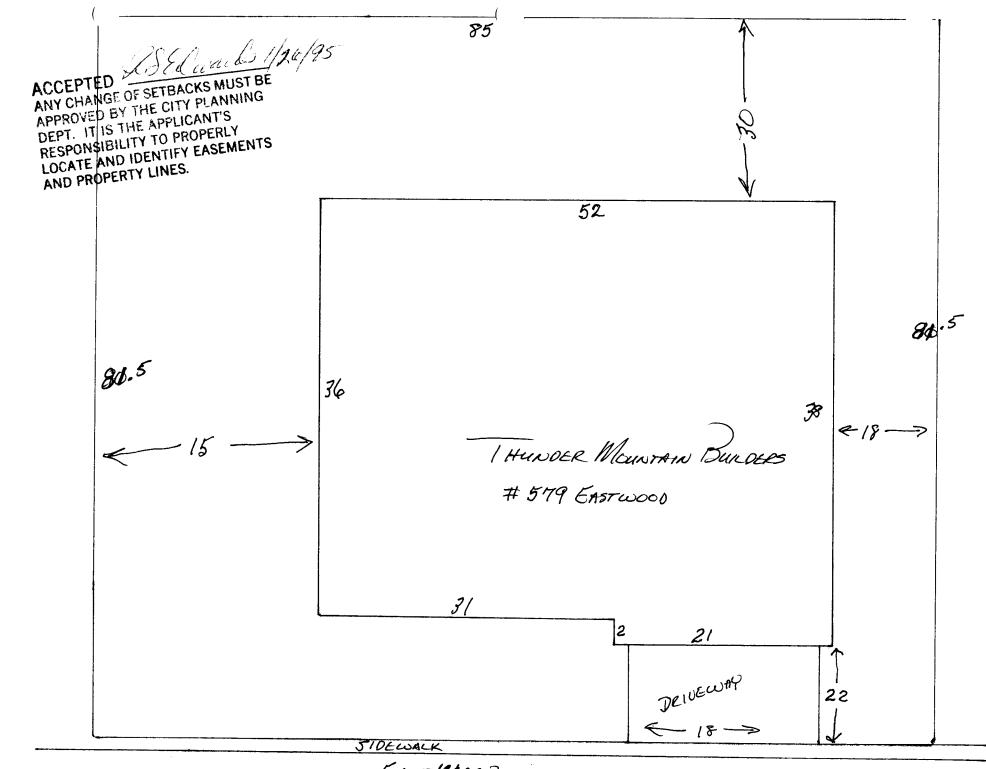
(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

F THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 579 EASTWOOD	TAX SCHEDULE NO. <u>2943-081-27-007</u>	
SUBDIVISION <u>CODY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER THUMOER MOUNTAIN BUILDERS NO. OF DWELLING UNITS BEFORE: _OAFTER:THIS CONSTRUCTION (1) ADDRESS 636 N. PLACER CT G.J. 81504		
(1) TELEPHONE <u>243-6267</u>	NO. OF BLDGS ON PARCEL BEFORE: AFTER:/ THIS CONSTRUCTION	
(2) APPLICANT SAME AS ABOVE	USE OF EXISTING BLDGS	
(2) ADDRESS	·	
(2) TELEPHONE	RESIDENTAL HOME	
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 20 from property line (PL) or from center of ROW, whichever is greater Special Conditions Side 15 from PL Rear 6 from PL Maximum Height Parking Req'mt Special Conditions 10 (1010) CENSUS TRACT TRAFFIC ZONE 51		
	CENSUS TRACT // TRAFFIC ZONE	
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 Phall Date Landle, 1895		
Department Approval Konnie Executeds Date 1-26-1995		
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8086 F Utility Accounting Multiu Jowles Date 1-26-95		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)		

(Pink: Building Department)



EASTINGOD FRONT