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BLDG PERMIT NO. 51984

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

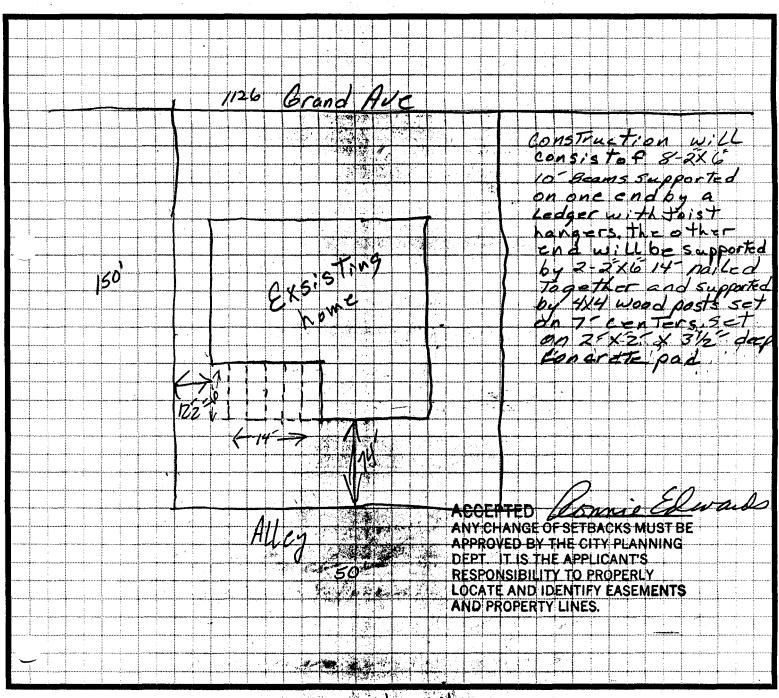
THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1/26 Corand	TAX SCHEDULE NO. 2945-141-42-012	
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 140	
FILING - BLK 67 LOT 2829	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Helen Mills	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS //26 Grand		
(1) TELEPHONE 242-9087	NO. OF BLDGS ON PARCEL BEFORE: AFTER: Same THIS CONSTRUCTION	
(2) APPLICANT Mark L. Barslund	USE OF EXISTING BLDGS	
(2) ADDRESS 623 Americang	DESCRIPTION OF WORK AND INTENDED USE: Patro	
(2) TELEPHONE <u>523-05/8</u>	lover open Beam	
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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿	
ZONE RMF-32	Maximum coverage of lot by structures	
SETBACKS: Front <u>20</u> from property line (PL) or <u>45</u> from center of ROW, whichever is greater		
Side 10 from PL Rear 20 from F	Special Conditions	
Maximum Height	- cens.t. 2 t.zoneannx#_ 36	
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).		
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal non-use of the building(s).	
Applicant Signature / in flow	Date 4-18-95	
Department Approval Kannil Edu	ands Date 4-18-95	
Additional water and/or sewer_tap fee(s) are required:	VES NO WIO NO 2003-0300-06-3	
Utility Accounting Kelledson	Date 4 18-95	
	E (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pink	:: Building Department) (Goldenrod: Utility Accounting)	

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1. An outline of the PROPERTY LINES with dimensions.
- 2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
- 3. The DISTANCE from the proposed structure to the front rear and side property lines (setbacks)
- 4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
- 5. All existing or proposed STRUCTURES on the property, including FENCES.
- 6. All STREETS adjacent to the property and street names.
- 7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
- 8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
- 9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



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