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BLDG PERMIT NO. 53870

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

*LPC
JOP*

3004-0950-09-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>261 Hall Ave</u>	TAX SCHEDULE NO. <u>2945-113-02-013</u>
SUBDIVISION <u>Shelwood Park</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N.A.</u>
FILING — BLK <u>4</u> LOT <u>15</u>	SQ. FT. OF EXISTING BLDG(S) <u>1877</u>
(1) OWNER <u>Marcia Pilgrim</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>261 Hall Av</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9358</u>	USE OF EXISTING BLDGS <u>Group Home</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>meet</u>
(2) ADDRESS _____	<u>Egress Bedrm Window</u>
(2) TELEPHONE <u>241-9358</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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-5</u>	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	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>remodeling of one exterior wall. -- (for Code Reg.)</u>
Maximum Height _____	CENS.T. _____ T.ZONE _____

FILE # 95-155
ANNEX # MSC

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 <u>Marcia E. Pilgrim</u>	Date <u>10-17-95</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>10-17-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in SF use

Utility Accounting Michelle Fowler Date 10-17-95

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)