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BLDG PERMIT NO. 52197

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



3002-1500-07-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 830 Independent #44 TAX SCHEDULE NO. 2945-104-03-006
 SUBDIVISION West Lake trailer park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 190
 FILING — BLK 6 LOT 44 SQ. FT. OF EXISTING BLDG(S) 550
 (1) OWNER Paul Desjardines NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 830 Independent #1 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 241-0572 USE OF EXISTING BLDGS House
 (2) APPLICANT Rex Osborne DESCRIPTION OF WORK AND INTENDED USE: Premanufactured
 (2) ADDRESS 830 Independent #44 Shed - Storage
 (2) TELEPHONE 242-3680

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 C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 0' to 10' from PL Rear 0' to 10' from PL
 Maximum Height _____
 CENS.T. 4 T.ZONE 10 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).

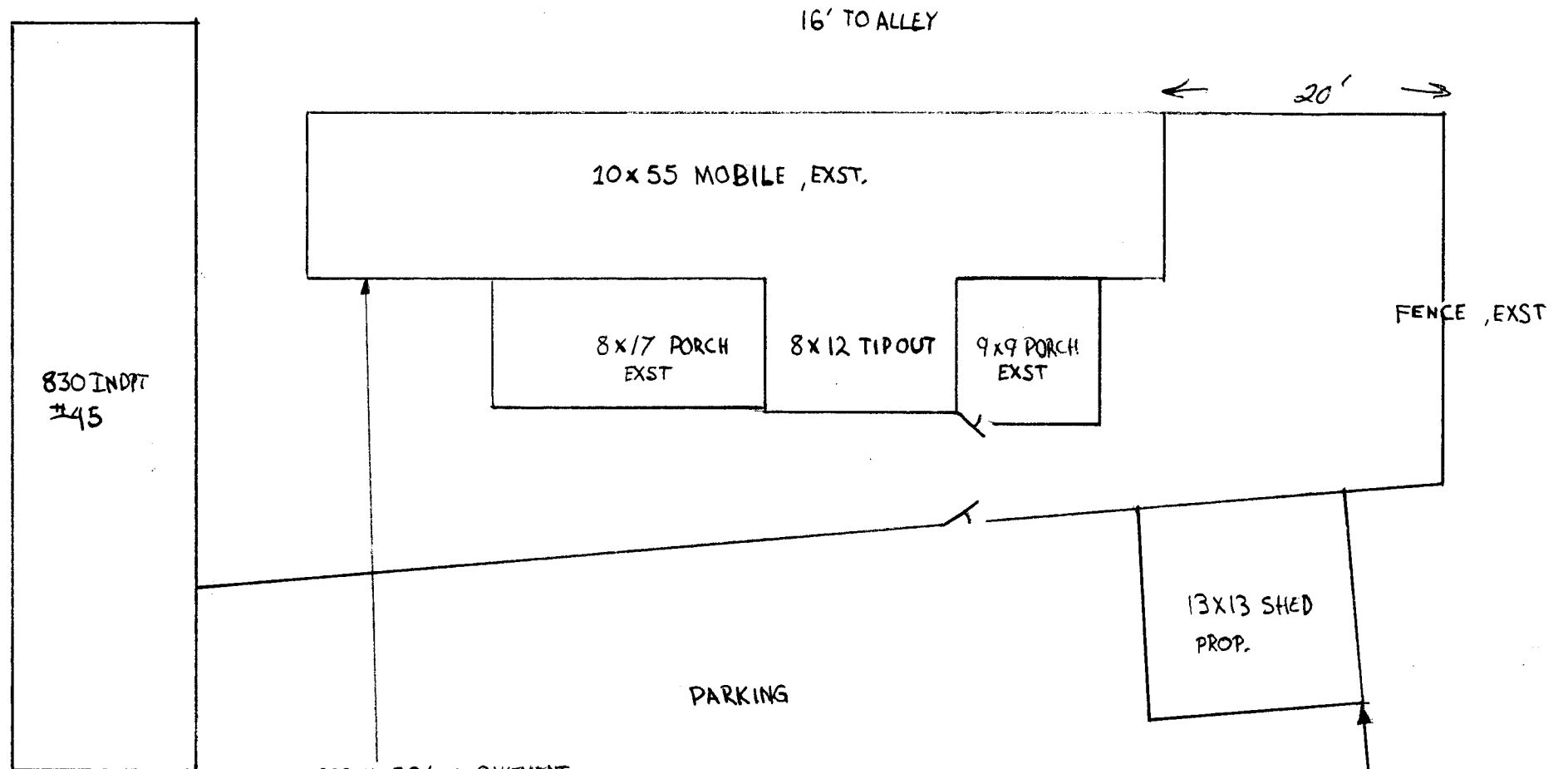
Applicant Signature Rex Osborne Date 5/18/95
 Department Approval Ronnie Edwards Date 5/18/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Mellie Fowler Date 5-18-95

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)

830 INDPT. #44



APPROX 50' TO PAVEMENT

ACCEPTED *D. Edwards* 5/18/95
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.

BASS STREET