

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 54785

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

*TOP* ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 317 W. OURAY AV TAX SCHEDULE NO. 2945 151 05 001  
 SUBDIVISION CARPENTER #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960  
 FILING 2 BLK 4 LOT 10 & 11 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER KEN STATION NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 999 SANTA CLARA AVE  
 (1) TELEPHONE 241-5725 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS 0  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ MOVE ON HOUSE & GARAGE S/F

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 RMF-64 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 14 T.ZONE 11 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 Ken Station Date 12/26/95  
 Department Approval Ronnie Edwards Date 12/26/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 3/F - 8843  
 Utility Accounting Millie Jowles Date 12-26-95

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)