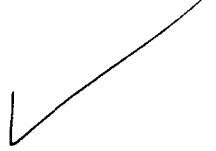


FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 52265

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 1/2 Paradise Dr TAX SCHEDULE NO. 2701-264-29-009
SUBDIVISION Moses Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2410
FILING _____ BLK _____ LOT 9 SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER Lance Moses NO. OF DWELLING UNITS
BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 772 Hemlock Dr
(1) TELEPHONE 241-5342 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Dave Moses USE OF EXISTING BLDGS _____
(2) ADDRESS 1813 Laurel Fringe DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 858-9642 Single Family Res.

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 RSF-4 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 7' from PL Rear 30' from PL Special Conditions _____
Maximum Height 32'
CENS.T. 16 T.ZONE 13 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 Dave Moses Date 5-26-95
Department Approval Marcia Babineaux Date 5-26-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8337 - S/F
Utility Accounting Millie Fowler Date 5-26-95

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)

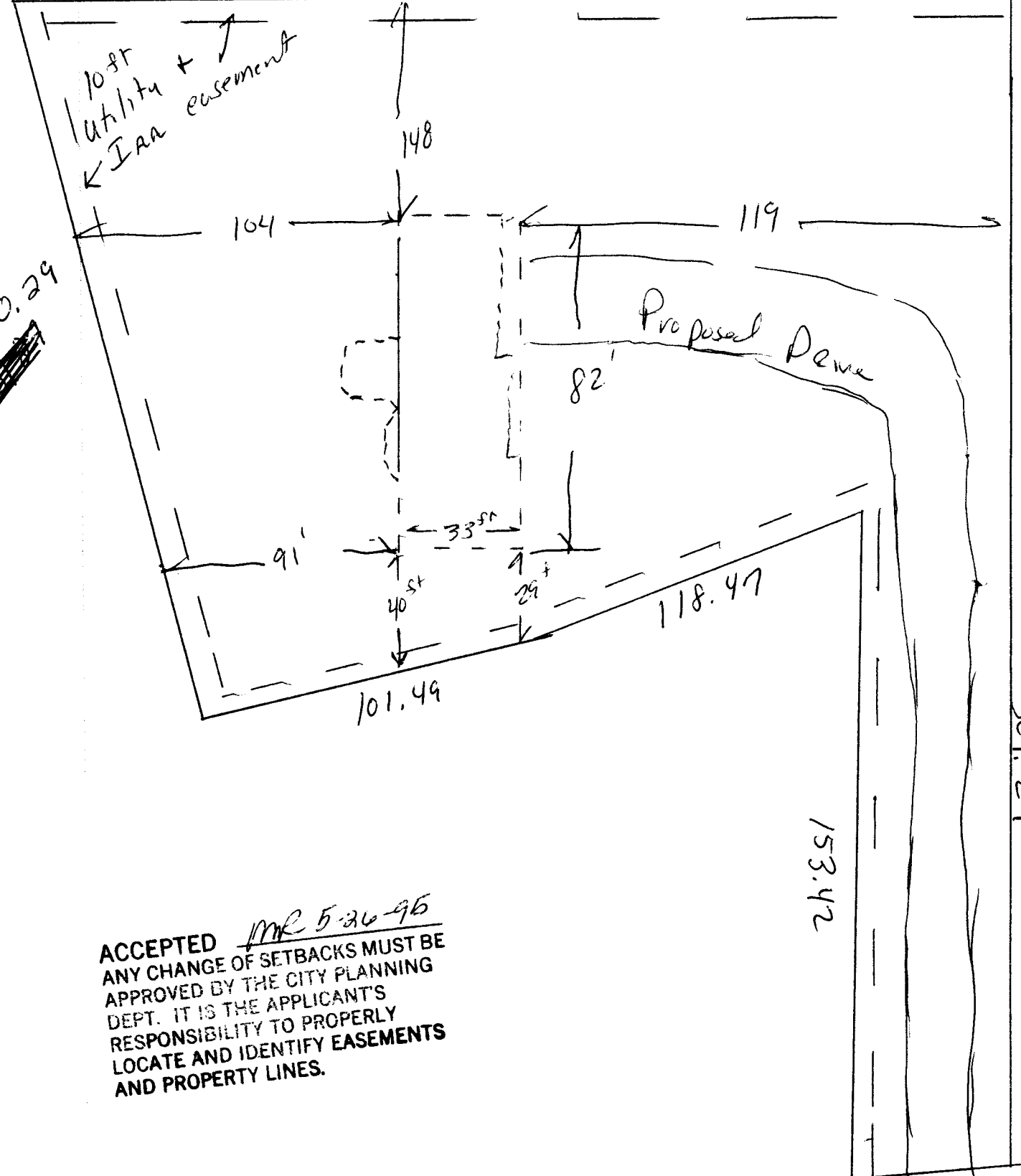
Lot # 9

Existing Fence 254.52

10' UTILITY + IAA easement

260.29

North



ACCEPTED MR 5-26-96
 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.

Paradise Dr

266 1/2
2701-264-29-009