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BLDG PERMIT NO. 53219

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1175 Santa Clara TAX SCHEDULE NO. 2945-234-08-046
 SUBDIVISION LampLight Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 416.25
 FILING 1 BLK _____ LOT 35 SQ. FT. OF EXISTING BLDG(S) 810
 (1) OWNER Louise Simmions NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1175 Santa Clara ave NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 241-2576 USE OF EXISTING BLDGS Home
 (2) APPLICANT J-Ray Construction DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 830 Santa Clara DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-1667 Home Addition (Living Space)

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 PR-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0 to 5' from PL Rear 5' from PL Special Conditions _____
 * 15' btwn bldgs.
 Maximum Height _____ CENS.T. 13 T.ZONE 80 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 X Louise Simmions Date 8-17-95
 Department Approval Marcia Rebideaux Date 8-24-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jackie S Berry Date 8/24/95

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)

Site Plan

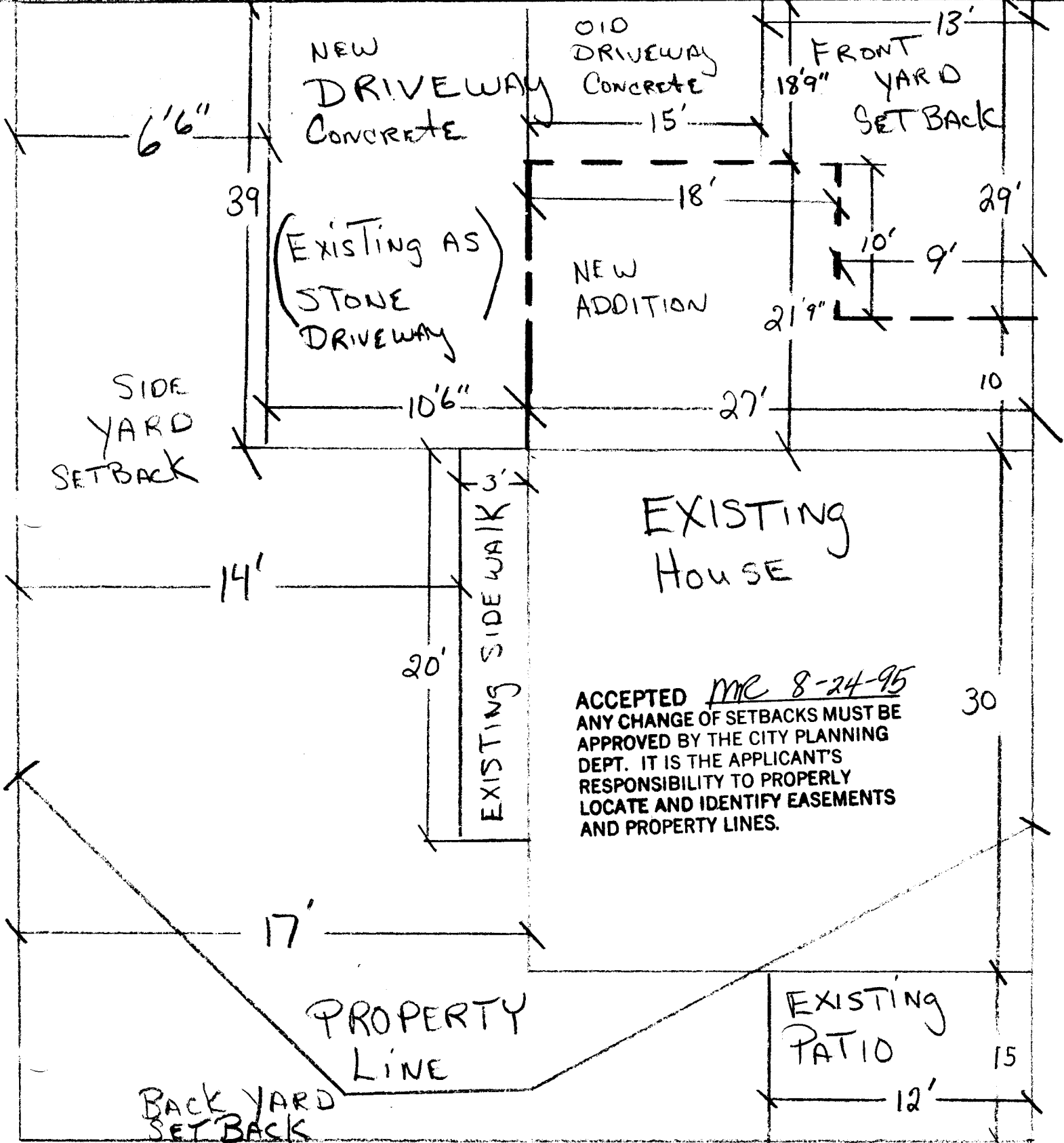
CENTER OF STREET

J-Ray Construction
General Contractors

1175
SANTA CLARA AV.
830 Santa Clara Avenue
Grand Junction, CO 81503

CITY SIDEWALK

241-1667



ACCEPTED MC 8-24-95
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.

Right AWAY OPEN SPACE

UTILITY EASEMENT