

1001-2260-05-4

BLDG PERMIT NO. 52611

FEE \$	10 ⁰⁰
TCP \$	—

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 760 Winters TAX SCHEDULE NO. 2945-231-14-972

SUBDIVISION Benton Commons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING — BLK 2 LOT 20 thru 24 SQ. FT. OF EXISTING BLDG(S) 3600

(1) OWNER Latin Anglo Alliance NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 760 Winters

(1) TELEPHONE N/A NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Latin Anglo Alliance USE OF EXISTING BLDGS meeting hall

(2) ADDRESS 760 Winters DESCRIPTION OF WORK AND INTENDED USE: Storage

(2) TELEPHONE 245-8358 shed

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 I-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or 25' from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions _____

Maximum Height 65' CENS.T. 8 T.ZONE 44 ANNEX# _____

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 Miguel Archuleta Date 6-21-95

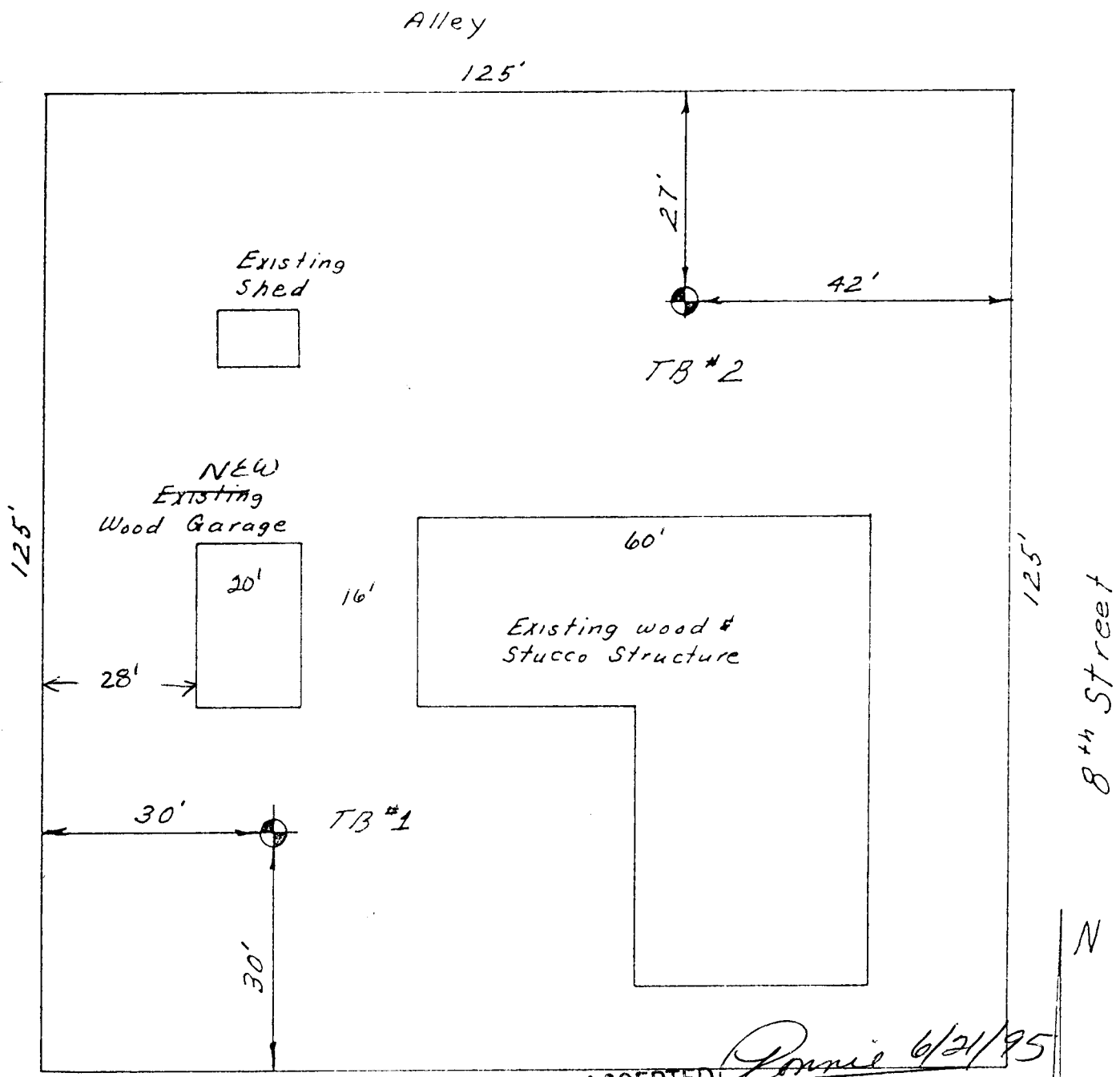
Department Approval Lonnie Edwards Date 6-21-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie S. Berry Date 6/21/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



TB = Test Boring

Winters Ave
FRONT

125' ACCEPTED *Donnie 6/21/95*
 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.
 Scale None

Test Boring Location Diagram

Latin Anglo Alliance 52289J
760 Winters Ave., Grand Jct., Co.

D LINCOLN DeVORE
ENGINEERS

COLORADO: COLORADO SPRINGS
GRAND JUNCTION, PUEBLO,
GLENWOOD SPRINGS
WYOMING: EVANSTON