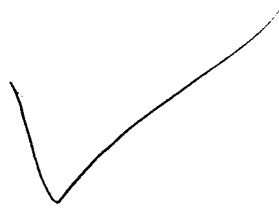


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56581

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



3022-6240-04-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2941-N 15th St TAX SCHEDULE NO. 2945-013-06-015
 SUBDIVISION Fairmount North Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x28
 FILING — BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 1300~~0~~
 (1) OWNER JERRY L Beabe NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2941- 15th G.J.
 (1) TELEPHONE 770-243-1319 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ storage 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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions _____
to leave 32' Maximum Height 32' 10' easent in back - NO overhangs
 CENSUS TRACT 10 TRAFFIC ZONE 21

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 Jerry L Beabe Date 6-4-96
 Department Approval Rosnie Edwards Date 6-4-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - NO change in S/F use
 Utility Accounting Millie Fowler Date 6-4-96

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)

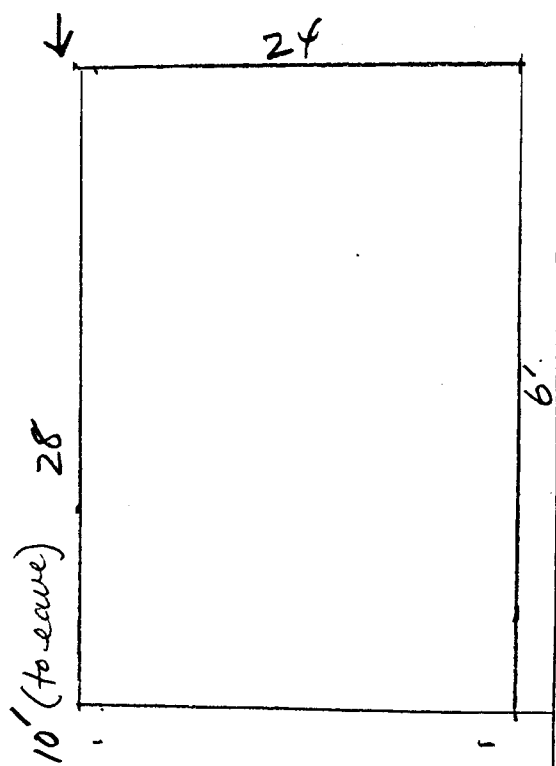
15th Road

2941 N. 15th St

ACCEPTED Ronnie 6/4/96
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.

HOUSE

↑
20' Approx.



5' easement

10' easement