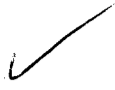


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55985

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



2002-2480-02-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 427 N 17th TAX SCHEDULE NO. 2945-132-18-005
 SUBDIVISION Slocomb's Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION Porch 110sq
 FILING — BLK 2 LOT 23, 24+5' SQ. FT. OF EXISTING BLDG(S) 1000
 (1) OWNER FLA Bolles NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 427 N 17th
 (1) TELEPHONE 245 5318 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Tom Heilig - TR const USE OF EXISTING BLDGS Residence
 (2) ADDRESS 2394 SAYRE DR DESCRIPTION OF WORK AND INTENDED USE: Porch
 (2) TELEPHONE 241-0325

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS TRACT 7 TRAFFIC ZONE 38

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 Thomas Heilig Date 5/1/96
 Department Approval Ronnie Edwards Date 5/1/96

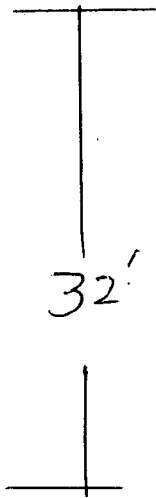
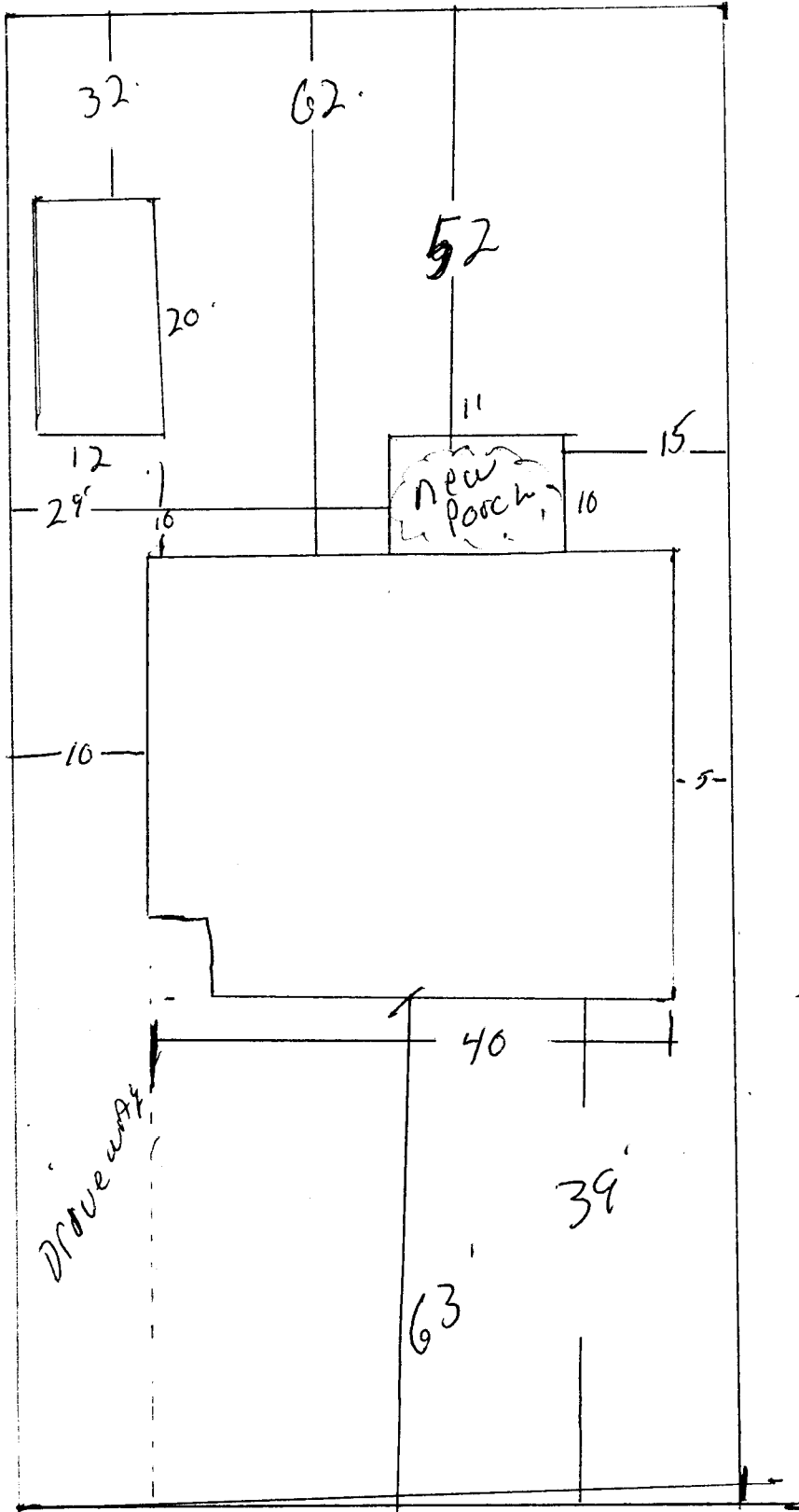
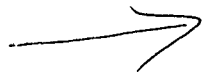
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in 3/Fuse
 Utility Accounting Mellie Fowler Date 5-1-96

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)

Alley.

N



Driveway

New Porch

ACCEPTED *Ronni* 5/1/96
 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.

427 N 17th
 front.