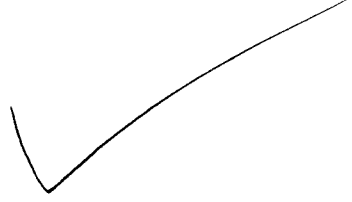


FEE \$ 10 -  
TCP \$ -6 -

BLDG PERMIT NO. 55051

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 640 24 1/2 Rd TAX SCHEDULE NO. 2945-044-00-116  
SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 880  
(1) OWNER James & Sally I Grady NO. OF DWELLING UNITS  
BEFORE: 01 AFTER: 01 THIS CONSTRUCTION  
(1) ADDRESS 640 24 1/2 rd  
(1) TELEPHONE 2425643 NO. OF BLDGS ON PARCEL  
BEFORE: 5 AFTER: 6 THIS CONSTRUCTION  
(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Rebuild  
(2) TELEPHONE \_\_\_\_\_ existing building (burn) 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 about the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-R Maximum coverage of lot by structures 25%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 50' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 50' from PL Rear 50' from PL  
Maximum Height 32' CENS.T. 9 T.ZONE 4 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).

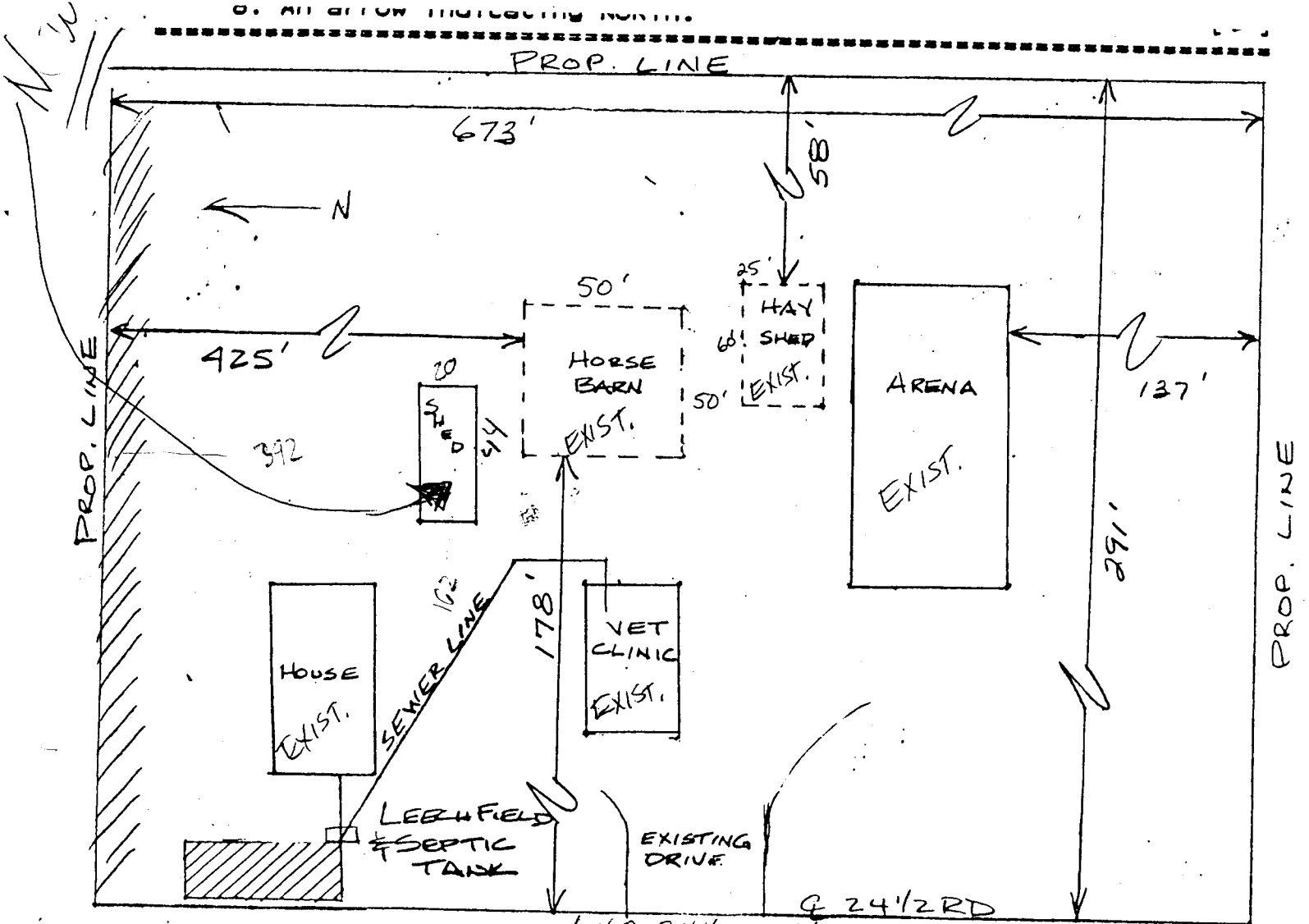
Applicant Signature [Signature] Date 1-23-96  
Department Approval [Signature] Date 1-23-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. on Septic  
Utility Accounting [Signature] Date 1/23/96

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)

0. ALL DIMENSIONS ARE NORTH.



BY SIGNING BELOW THE APPLICANT ACCEPTS THE... 640 24 1/2 rd

ACCEPTED *mc* 1-23-96  
 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.