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BLDG PERMIT NO. 55141

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

3007-1040-11-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1425 N. 24th TAX SCHEDULE NO. 2945124 20002
 SUBDIVISION Sundal Gardens SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 736
 (1) OWNER Mike Carruthers NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1425 N. 24th
 (1) TELEPHONE 243-9289 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS Homet & Garage
 (2) ADDRESS [Signature] DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ Porch & Storage Area

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 35%
 SETBACKS: Front N/A from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENS.T. 6 T.ZONE 31 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 2-22-96

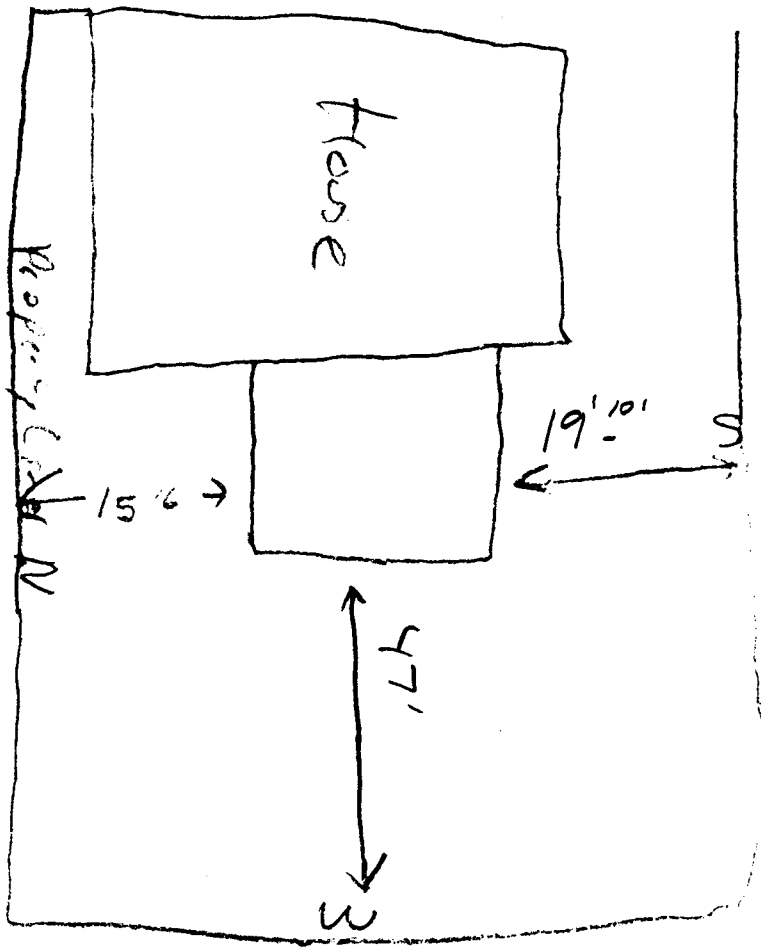
Department Approval [Signature] Date 2-22-96

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 [Signature] Date 2-22-96

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)



ACCEPTED MC 2-22-96
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.