

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 58024

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

JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 651 25 Road TAX SCHEDULE NO. 2945 041 00 034
 SUBDIVISION None SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x52 mobile
 FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) only old septic system remains
 (1) OWNER Jacquelyn A. Moran NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 515 Rado Drive
 (1) TELEPHONE 243-2076 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jacquelyn A. Moran USE OF EXISTING BLDGS —
 (2) ADDRESS 515 Rado Drive DESCRIPTION OF WORK AND INTENDED USE: foundation
 (2) TELEPHONE work shall be done by Ron Bond 858 3154

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-R Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater
 Side 50' from PL Rear 50' from PL Special Conditions Had approved required. (1995)
 Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 4
1 acre lot - 45,750 sq ft 250' x 183'

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 Jacquelyn A. Moran Date 10/16/96 10/22/96 *gm*
 Department Approval Bonnie Edwards Date 10/24/96

ditional water and/or sewer tap fee(s) are required: YES NO W/O No. 9003

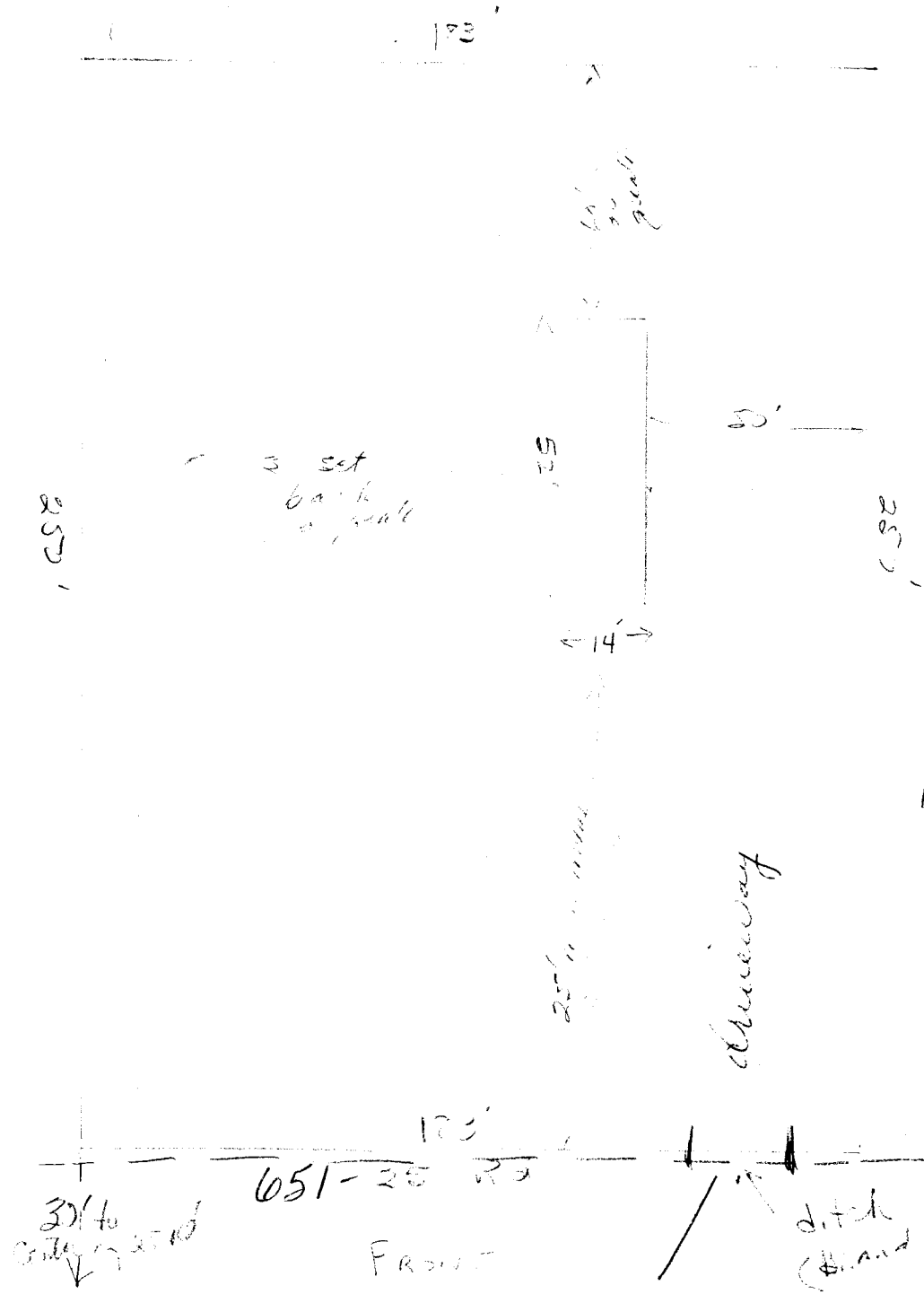
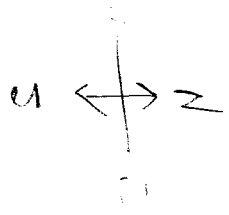
Utility Accounting Dottie Holch Date 10/24/96

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 *Ronnie* 10/24/96
 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.

*Please confirm
 11/18/96
 Permit Lines*



*NOT NEEDED FOR
 DRAINAGE
 OK 10-24-96
 Need Permit
 For Culvert
 From PW
 10-22-96*

*WILL PUT
 CULVERT IN
 (Because that was pulled out
 12' x 20' and water
 will size of water)*

*3/16
 Center of 25' Rd*

FRONT

*ditch
 (Brand valley)*