

FEE \$	10.00
TCP \$	0

BLDG PERMIT NO. 55630

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 589 2 8 1/2 Road TAX SCHEDULE NO. 2943-072-18-016
 SUBDIVISION Falls Filing #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 1 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER O.C. BURKES NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 241-2672 USE OF EXISTING BLDGS _____
 (2) APPLICANT EBE ESLAMI DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Box 2743 g-j new home.
 (2) TELEPHONE 241-2672

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 PR 8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions ACC approval req'd
 Maximum Height _____ If not common wall 10' req'd between units
Soil problems, engineered foundations req'd
 CENS.T. 6 T.ZONE 29 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 3/27/96
 Department Approval Ronnie Edwards Date 3/27/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9065

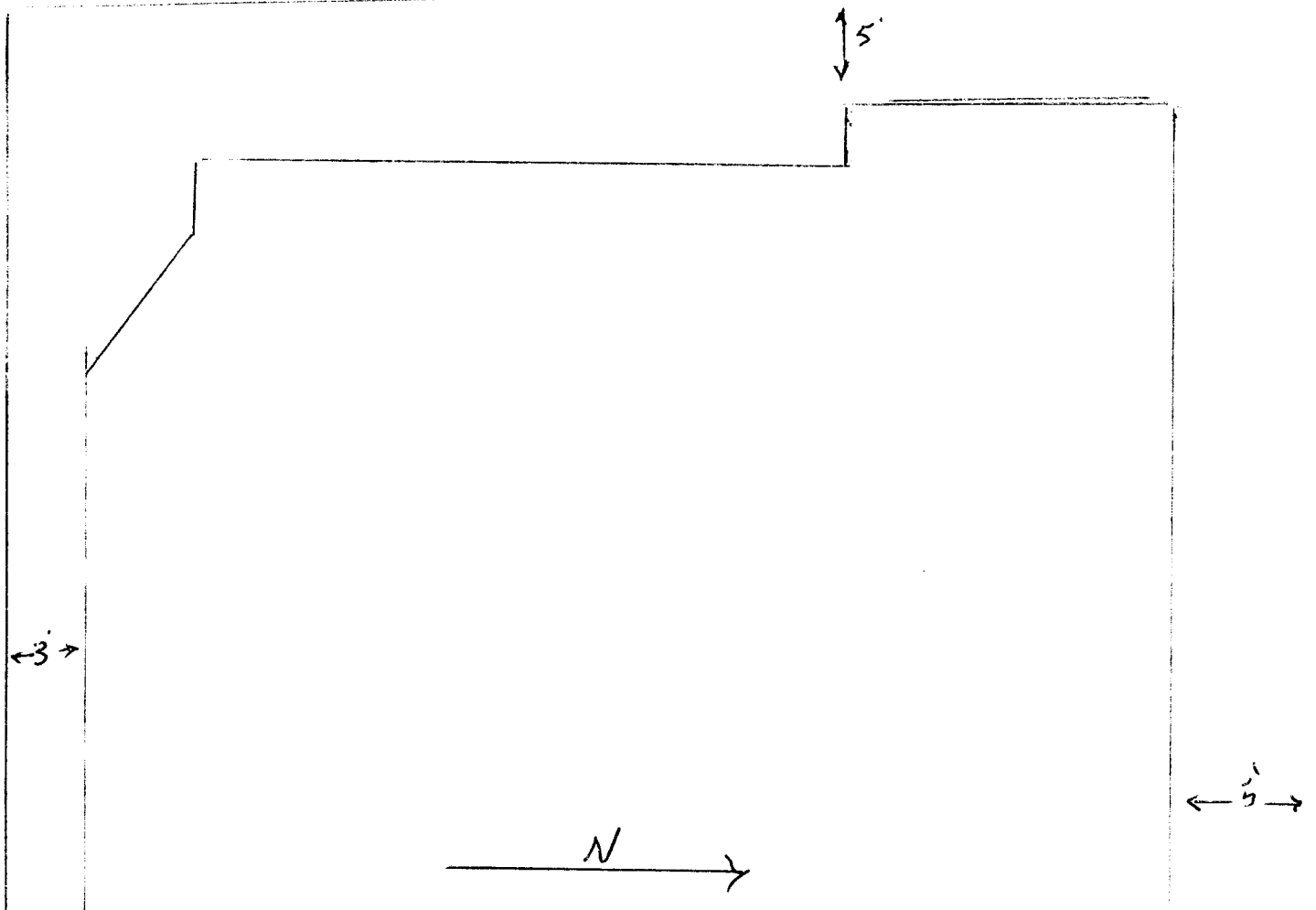
Utility Accounting [Signature] Date 3-28-96

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)

OPEN SPACE

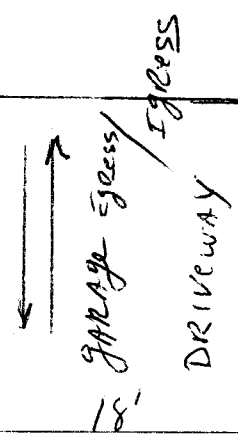
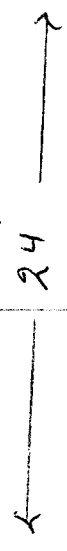
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ACCEPTED *Ronnie 3/28/96*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NO HOME NEXT DOOR -

DRIVEWAY LOCATION OK
J. R. Riala
 3-28-96



10' UTILITY EASEMENTS

589 28 1/2 ROAD