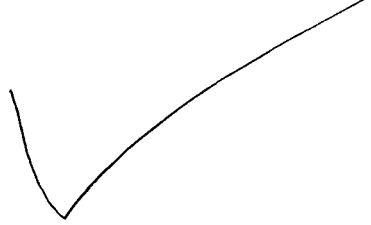


FEE \$ 10  
TCP \$ -

BLDG PERMIT NO. 58523

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



3016-0180-03-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2025 N. 9 TAX SCHEDULE NO. 2945-111-07-005  
SUBDIVISION College Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6600  
FILING - BLK B LOT 16 SQ. FT. OF EXISTING BLDG(S) 1800 +/-

(1) OWNER DONALD PIBURN, JO ANN PIBURN<sup>Tess</sup> NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2025 N. 9  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 970-245-1669 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Jo Ann Piburn-Tess USE OF EXISTING BLDGS home & garages

(2) ADDRESS 2025 N. 9 DESCRIPTION OF WORK AND INTENDED USE: Addition

(2) TELEPHONE 245-1669 to existing dwelling? move garage to location on drawing. <sup>recommended 12/16/96 site</sup>

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) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 20' from PL  
3' for garage 3' for garage  
Special Conditions

Maximum Height 32' CENSUS TRACT 5 TRAFFIC ZONE 27

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 Jo Ann Piburn-Tess Date 11/6/96

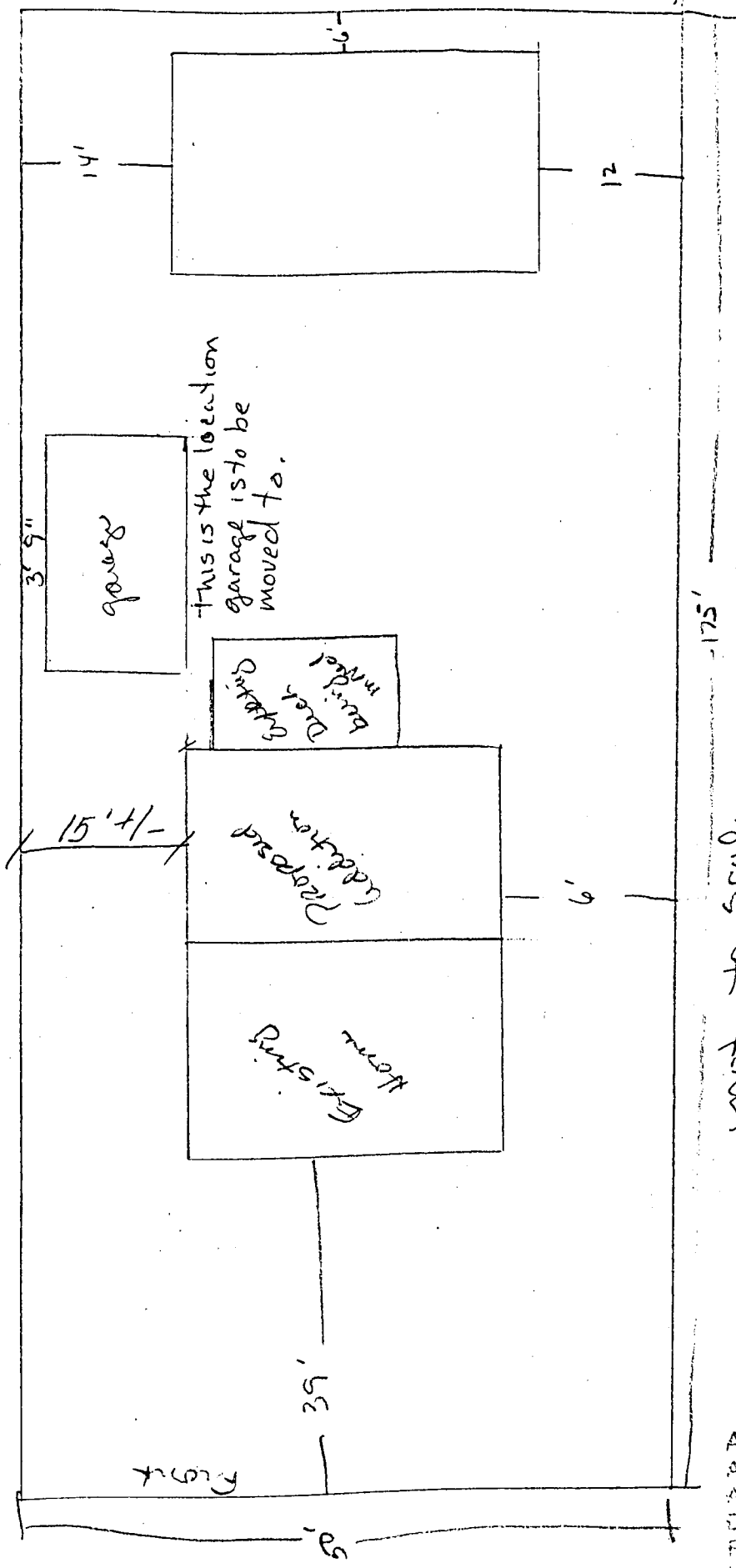
Department Approval Marcia Rabideaux Date 11-7-96

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

Utility Accounting Tracy Hoyer Date 11/7/96

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)



2025 N. 9th  
Grand St.

not to scale  
measurements accurate

ACCEPTED MR. 11-7-96  
 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.

Amended  
 ACCEPTED SLC 12/16/96  
 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.