

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 56023

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

✓ TCP 5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 275 Allgce St. TAX SCHEDULE NO. 2945-251-05-043
 SUBDIVISION SUNLAND SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x76
 FILING — BLK 1 LOT A SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER LEROY & KATHLEEN HARVEY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 34210 RD PALISADE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4861
 (2) APPLICANT _____ USE OF EXISTING BLDGS —
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ move in mobile on foundation

8935-122

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions Had # 049764
 Maximum Height 32' (needs permanent foundation)
 CENSUS TRACT 13 TRAFFIC ZONE 80

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 5-3-96
 Department Approval [Signature] Date 5-7-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9189-S/F

Utility Accounting [Signature] Date 5-7-96

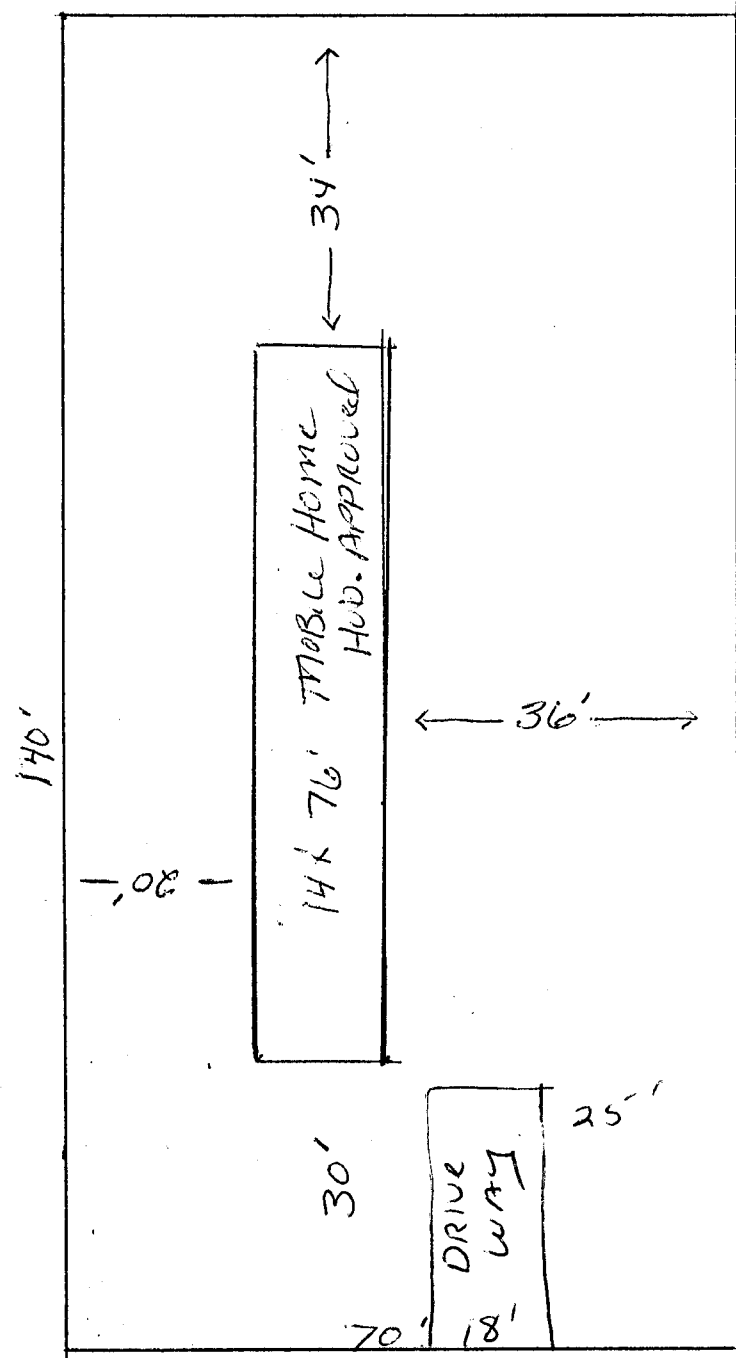
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LEGAL 275 ALLYCE STREET
GRAND Jct, CO 81503

TAX PARCEL # 2945-251-05-043 LOT A
TAC 18100 Book 2123 page 120
SUNLAND SUBDIVISION

HOD # RAD 049764



Canal

134.00'

ACCEPTED *Ronnie* 5/7/96
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.

* DRIVEWAY ↑ PIPE MAY BE REQUIRED
LOCATION W IF THERE IS AN
OK → EXISTING DITCH.
J. J. J. 5-7-96 E
↓

ALLYCE STREET

JERRY & KATHLEEN HARRIS
3421 D ROAD, PALISADE CO # 434-4861