FEE \$	10-
TCP\$	500 - 56

BLDG PERMIT NO. 54323

(Goldenrod: Utility Accounting)

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

307-1950-01

(White: Planning)

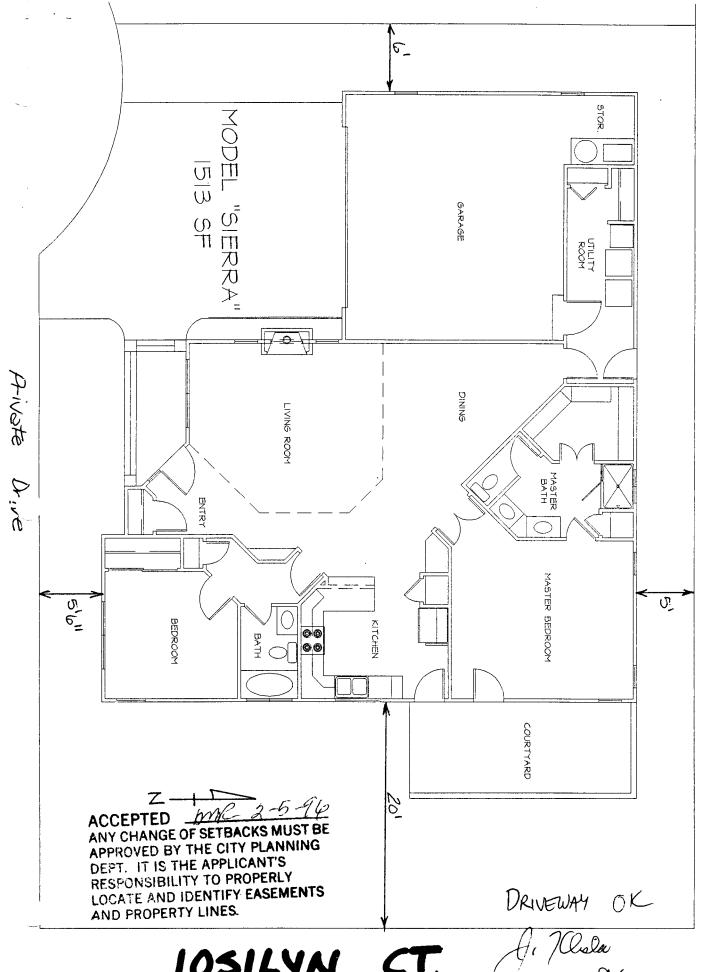
(Yellow: Customer)

**™** THIS SECTION TO BE COMPLETED BY APPLICANT **™** 



BLDG ADDRESS 793 JOSIAN CT	TAX SCHEDULE NO. 2701 - 351 - 57 - 00 5	
SUBDIVISION Alphe VIIIzge	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1513	
FILING BLK 5 LOT 5	SQ. FT. OF EXISTING BLDG(S) \(\sum_{\mathcal{L}}\mathcal{A}\)	
(1) OWNER Alpine Mexicus Deu Cap.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS III So. 12th St.	NO. OF BLDGS ON PARCEL	
(1) TELEPHONE 245 - 2505	BEFORE: O AFTER: THIS CONSTRUCTION	
(2) APPLICANT Alpine (M, Inc.	USE OF EXISTING BLDGS NA	
(2) ADDRESS III So. 12th St	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE 245-2505	Single Family Residence	
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-4.2.	Maximum coverage of lot by structures	
SETBACKS: Front from property line (PL) Parking Req'mt		
or from center of ROW, whichever is greater  Side from PL Rear from I	Special Conditions ACC approval	
Maximum Height	required	
Maximum Height	CENS.T. <u>//ሪ"</u> T.ZONE <u>//3</u> ANNX#	
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 Date 1/31/96		
Department Approval Marcia Rabideau Date 2-5-96		
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8908 - 3/F		
Utility Accounting Wille Forul	Date 2-6-96	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		

(Pink: Building Department)



CT. JOSILYN

J. Mala 1-31-96