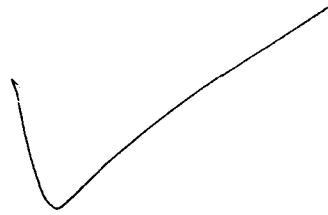


FEE \$ 10-
 TCP \$ 10-

BLDG PERMIT NO. 54843

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1316 Juniper TAX SCHEDULE NO. 2945-104-15-005
 SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 448^{House} 480^{Garage}
 FILING BLK 6 LOT 5 SQ. FT. OF EXISTING BLDG(S) 2200
 (1) OWNER Ronald E DeRose NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1316 Juniper St NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Ronald E DeRose USE OF EXISTING BLDGS Home
 (2) ADDRESS 1316 Juniper St DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970 245-2856 Kitchen ^{Exp} & Garage

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 ABR5 RME64 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater. Special Conditions _____
 Side 10' - Princ. from PL Rear 20' - Princ. from PL
3' - Access from PL 30' - Access from PL
 Maximum Height _____
 CENS.T. 4 T.ZONE 10 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 Ronald E DeRose Date _____

Department Approval Marcia Rabideaux Date 1-22-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3002-1920-07-6

Utility Accounting Richardson Date 1-22-96

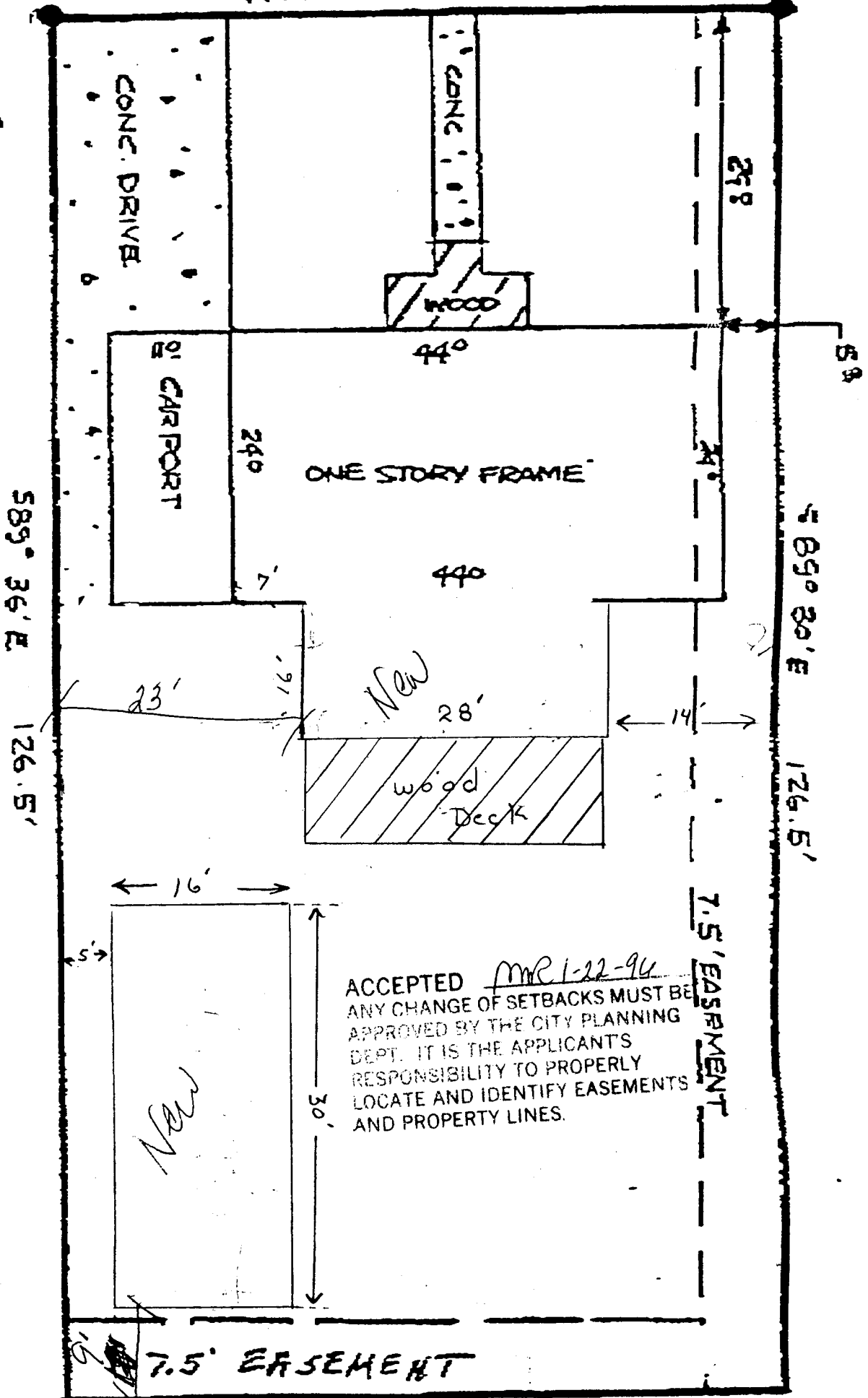
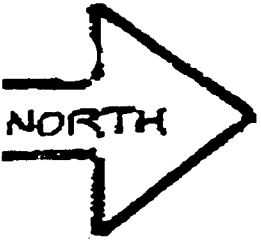
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1314

JUNIPER STREET

N00°05'W 65'



ACCEPTED MAR 1-22-94
 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.