TCP \$	FEE\$ 10-	BLDG PERMIT NO. 58008	
School 292- PLANNING CLEARANCE (Single Family Residential and Accessory Structures) Grand Junction Community Development Department Image: School 2020 Structure Structures) Grand Junction Community Development Department Image: School 2020 Structure Structures) Grand Junction Community Development Department Image: School 2020 Structures) Grand Junction Community Development Department Image: School 2020 Structures) Grand Junction Community Development Department Image: School 2020 Structures) Subbivision Structures Image: School 2020 Structures So. FT. OF PROPOSED BLDG(S)(ADDITION		DEDOT ENVIT NO. 5 OW	
** THIS SECTION TO BE COMPLETED BY APPLICANT ** BLDG ADDRESS 255 & MC (.u.l. A) SUBDIVISION VIILLY MULLIUS EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION	School 292- PLANNIN (Single Family Reside	ential and Accessory Structures)	
SUBDIVISION Vialky Miliabus EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION I & & & & & & & & & & & & & & & & & & &	,		
FILING 2 BLK LOT 2 SQ. FT. OF EXISTING BLDG(S) (*) OWNER UHN OAVIS NO. OF DWELLING UNITS (*) ADDRESS NO. OF BLDGS ON PARCEL (*) TELEPHONE BEFORE:	DG ADDRESS 255 6 MCCUDL AR	TAX SCHEDULE NO. 2945-031-00-155	
(*) OWNER Itelephone NO. OF DWELLING UNITS (*) ADDRESS NO. OF BLDGS ON PARCEL (*) TELEPHONE BEFORE: AFTER: (*) TELEPHONE	JBDIVISION VILLEY MULLIUNS EAST	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
I) ADDRESS BEFORE:	$ling \underline{2} blk \underline{1} lot \underline{2}$	SQ. FT. OF EXISTING BLDG(S)	
In telephone No. OF BLDGS ON PARCEL BEFORE:		NO. OF DWELLING UNITS BEFORE: AFTER: / THIS CONSTRUCTION	
(2) ADDRESS 2155 N Ait DESCRIPTION OF WORK AND INTENDED USE: (2) TELEPHONE 248 JUNIL Jümily (2) TELEPHONE 248 JUNIL Jümily REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), part setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parce Image: This section to be completed by community development department staff *** ZONE PE - 2.13 Maximum coverage of lot by structures SETBACKS: Front 20' from property line (PL) Parking Req'mt or from PL Side 10' from PL Rear 32' CENSUS TRACT CENSUS TRACT IC	TELEPHONE	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) TELEPHONE <u>248</u> :4638 REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parsetbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property diverses and rights-of-way which abut the parcelebacks to all property lines, ingress/egress to the property diverses and rights-of-way which abut the parcelebacks to all property diverses and rights-of-way which abut the parcelebacks to all property diverses and rights-of-way which abut the parcelebacks to all property diverses and rights-of-way which abut the parcelebacks to all property diverses and rights-of-way which abut the parcelebacks to all property diverses and rights-of-way which abut the parcelebacks to all prope	APPLICANT L'USTR HOMES INC	USE OF EXISTING BLDGS	
REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parsetbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parced structures is the property and all easements and rights-of-way which abut the parced structures is the property line (PL - 2.9.3) Image:	ADDRESS 2755 N. Art	DESCRIPTION OF WORK AND INTENDED USE:	
setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parce Image: THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ZONE	TELEPHONE 248-4638	Single family	
ZONE PE-2.93 Maximum coverage of lot by structures SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Parking Req'mt 2 Side 10' from PL Rear 20' Special Conditions Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 10	() () () 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.		
SETBACKS: Front	THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 181		
or from center of ROW, whichever is greater Special Conditions Side from PL Rear from PL Special Conditions Maximum Height 32 ' CENSUS TRACT TRAFFIC ZONE	ONE PR-2.93	Maximum coverage of lot by structures	
Sidefrom PL Rearfrom PL Special Conditions Maximum Height 32'	ETBACKS: Front 20^{\prime} from property line (PL)	Parking Req'mt	
CENSUS TRACT _/O TRAFFIC ZONE _/ CENSUS TRACT _/ CEN		Special Conditions	
Modifications to this Planning Clearance must be approved in writing by the Director of the Community Develop	aximum Height	CENSUS TRACT TRAFFIC ZONE	
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Develop Department. The structure authorized by this application cannot be occupied until a final inspection has been completed 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 condinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in action, which may include by pot necessarily be limited to non-use of the building(s).			
Applicant Signature Will Mardat Date 10/18/9 6	pplicant Signature _ W Mardat	Date0	
Department Approval Maria Rabideaup Date 10-24-96	epartment Approval M/Mcia Rabide	Date 10-24-96	

Additional water and/or sewer tap fee(s) are required: YES X NO	0 W/O No 7628
Utility Accounting	Date 10/25/94

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

(White: Planning)

ü

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

