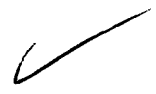


FEE \$ 10-
 TCP \$ 500-

BLDG PERMIT NO. 55363

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



THIS SECTION TO BE COMPLETED BY APPLICANT

1165
 BLDG ADDRESS ~~#77~~ MICHAELA'S TAX SCHEDULE NO. 2945-234-14-001
 SUBDIVISION MICHAELA'S SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1688
 FILING BLK 287 LOT X7 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Jerry Cooper NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 225 N 5th
 (1) TELEPHONE 243-2952 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jerry J Carpendale USE OF EXISTING BLDGS _____
 (2) ADDRESS 2694 Unawcep Sp 1 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 250-7978 New Residence - S/F

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 Maximum coverage of lot by structures _____
 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 See file
13594(2)
 Maximum Height _____ CENS.T. 13 T.ZONE 80 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 Jerry Carpendale Date ~~2/13/96~~ 3-13-96
 Department Approval Glennie Edwards Date 3-13-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S-PIF 9018 - S/F
Water 9019.
 Utility Accounting Millie Fowler Date 3-13-96

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)

PLOT PLANNING 1165 7117 CHELSEA LA
Lot 7 Block 4
Not to Scale

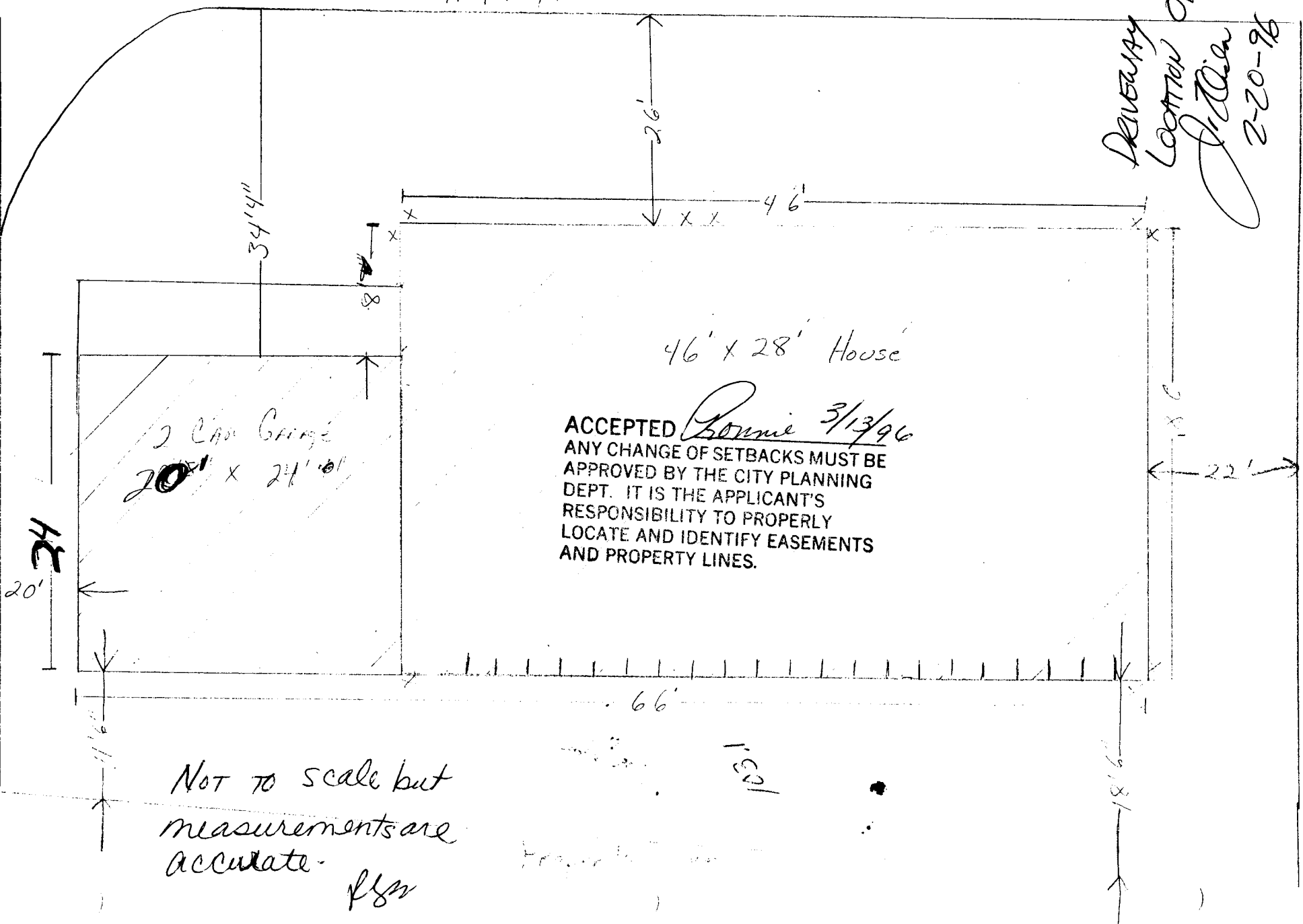
New Site Plan

87.83

Property Line

Property Line

REVISION OK
LOCATION OK
J. Allen
2-20-96

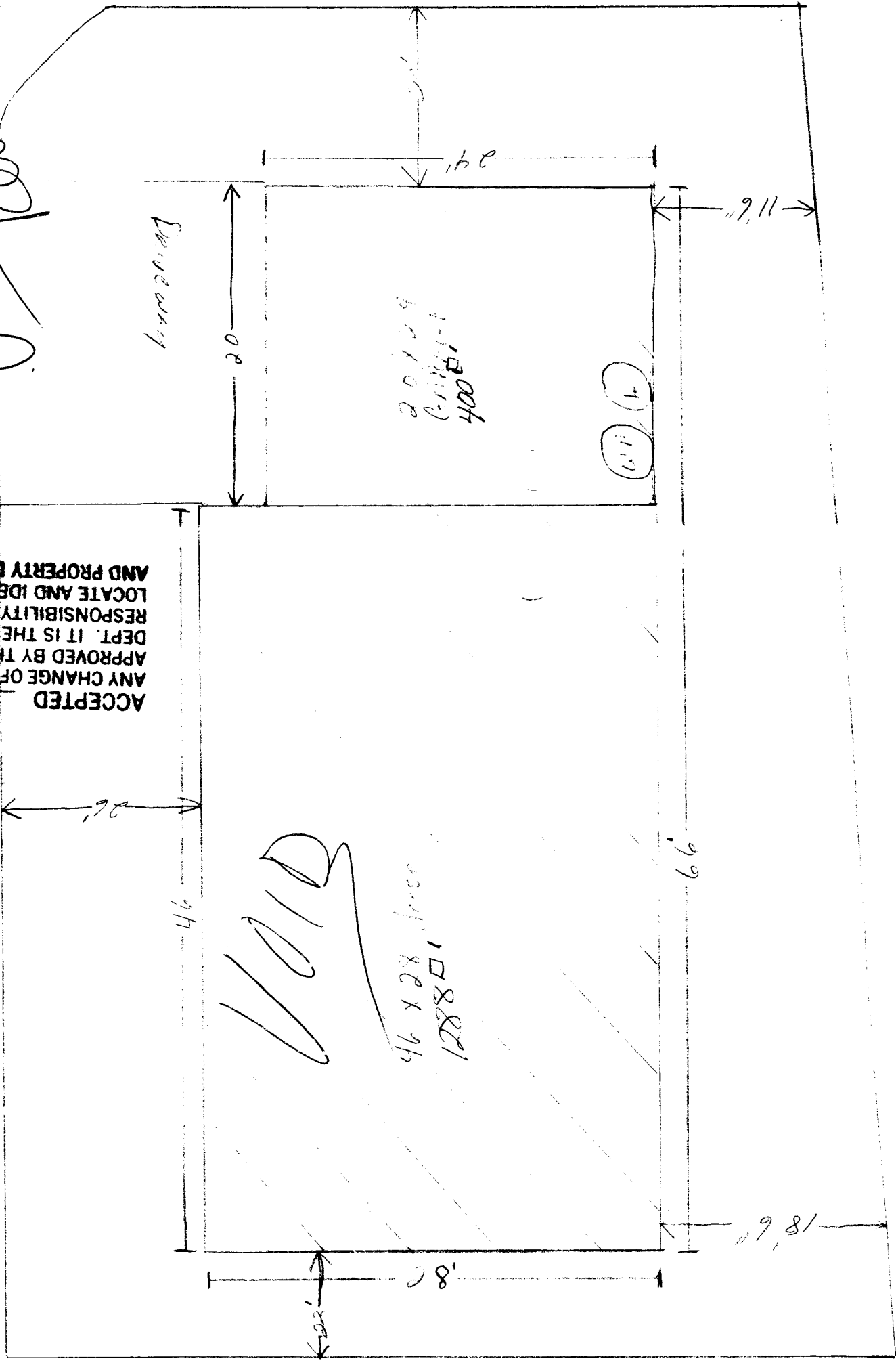


Not to scale but
measurements are
accurate.
RSM

1171 MICHIGAN
plot 1-bw

ACCEPTED MC 3-8-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

~~VOID~~



DRIVEWAY LOCATION OK
J. Wick
2-6-96
OK 2-20-96
J. Wick

Not to Scale but
Measurements are
accurate