

FEE \$ 10.00
TCP \$ — 0 —

BLDG PERMIT NO. 57315

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



4004-2080-057 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2756 Olson Av TAX SCHEDULE NO. 2945-243-00-138
SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 432
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1572.5
(1) OWNER Tami Stevens NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2756 Olson Av
(1) TELEPHONE 241-3215 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT R&K const Kevin Tou USE OF EXISTING BLDGS home & shed
(2) ADDRESS 2756 Olson Av DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 241-3215 Addition

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 R5F-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____
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).

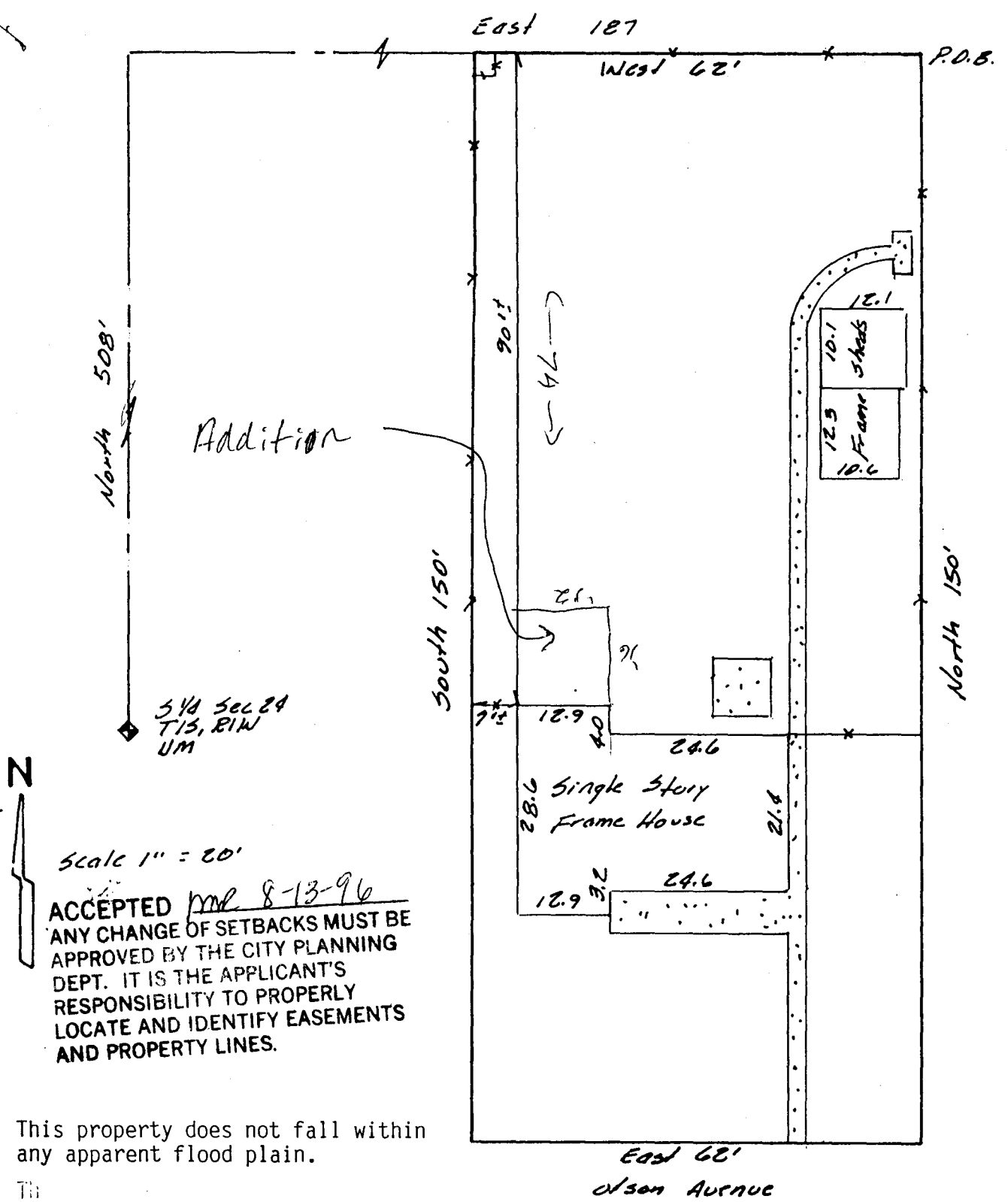
Applicant Signature Kevin Tou Date 8-13-96
Department Approval Marcia Robideaux Date 8-13-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A

Utility Accounting C. Anderson Date 8-13-96

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)



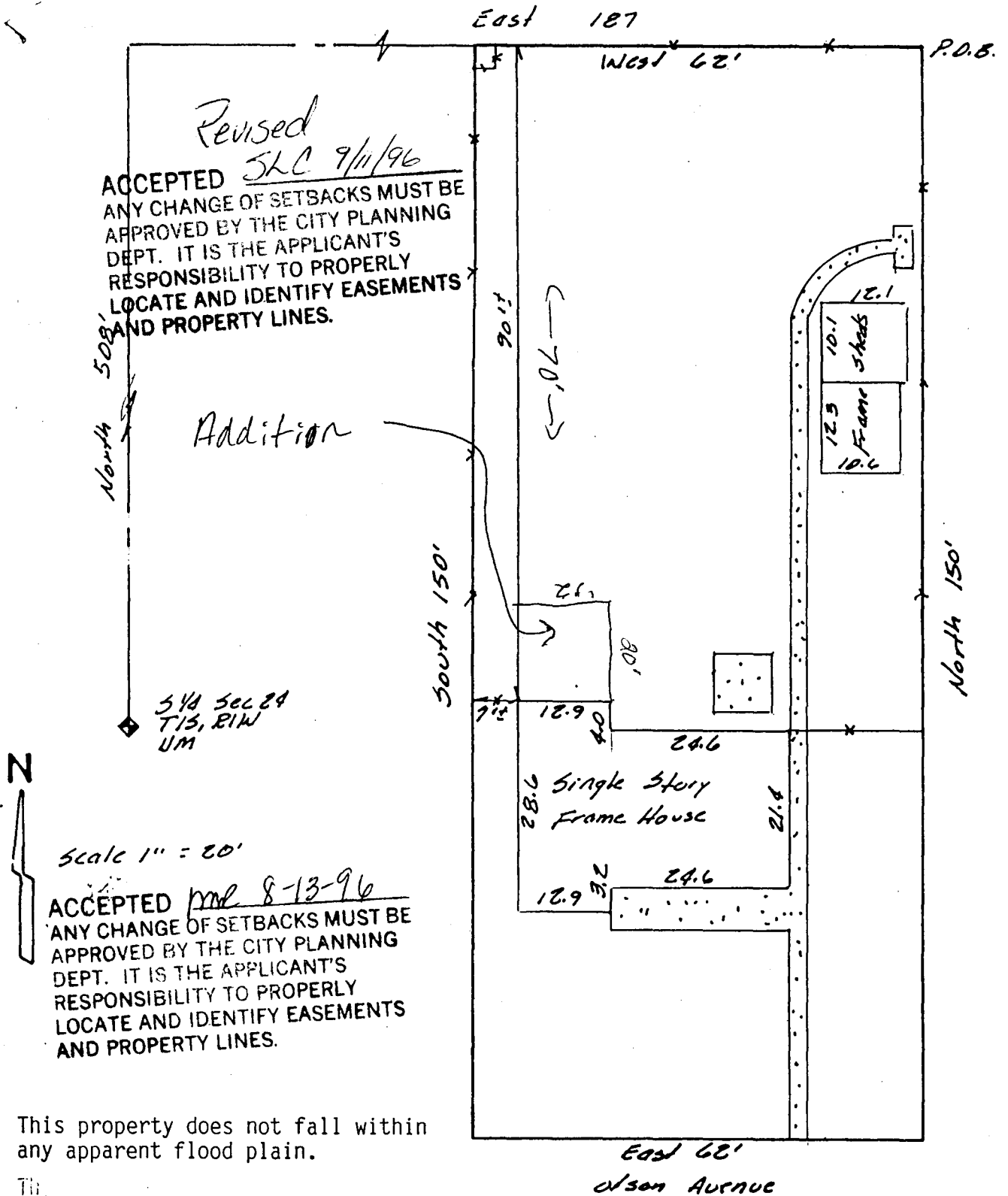
This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See EXHIBIT "A"

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this



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T11.

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