

FFE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 56675

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

[Handwritten signature]

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 307 W. OURAY TAX SCHEDULE NO. 2945-151-05-003
SUBDIVISION CARPENTER #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000
FILING BLK 4 LOT 5 & 6 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER KEN STATION NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2673 B 1/2 RD
(1) TELEPHONE 241-5725 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT KEN STATION USE OF EXISTING BLDGS 0
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ MOVE ON HOUSE

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 RMF-64 Maximum coverage of lot by structures 60%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height 36' CENSUS TRACT 9 TRAFFIC ZONE 11

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 Ken Station Date 6/17/96

Department Approval Marcia Rabideaux Date 6-18-96

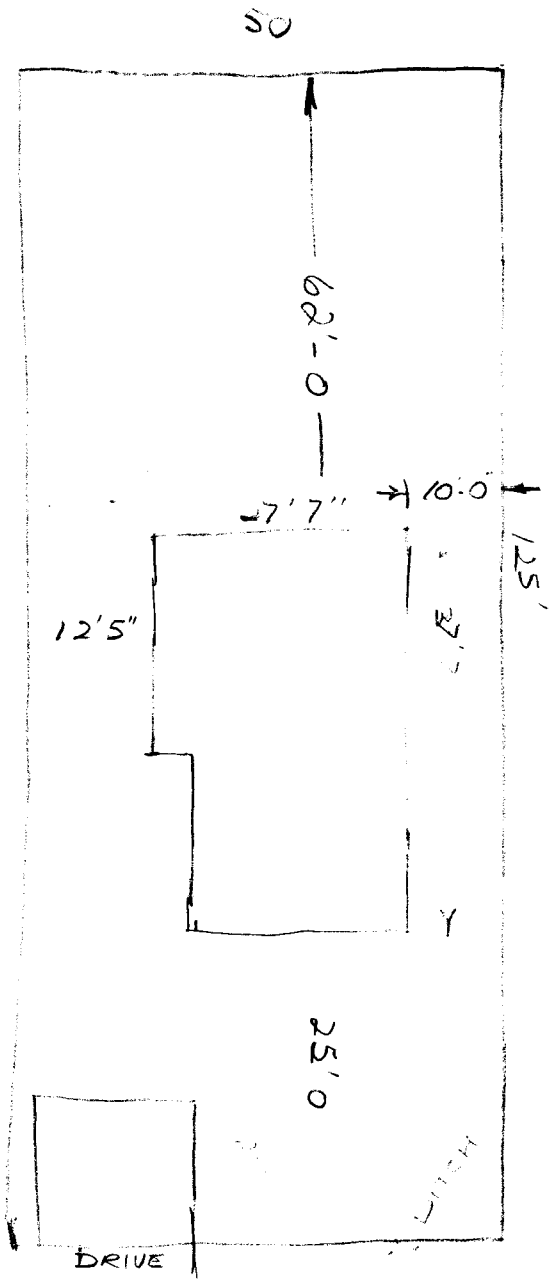
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9275

Utility Accounting Judy [Signature] Date 6/18/96

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)

ACCEPTED *MR 6-18-96*
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.



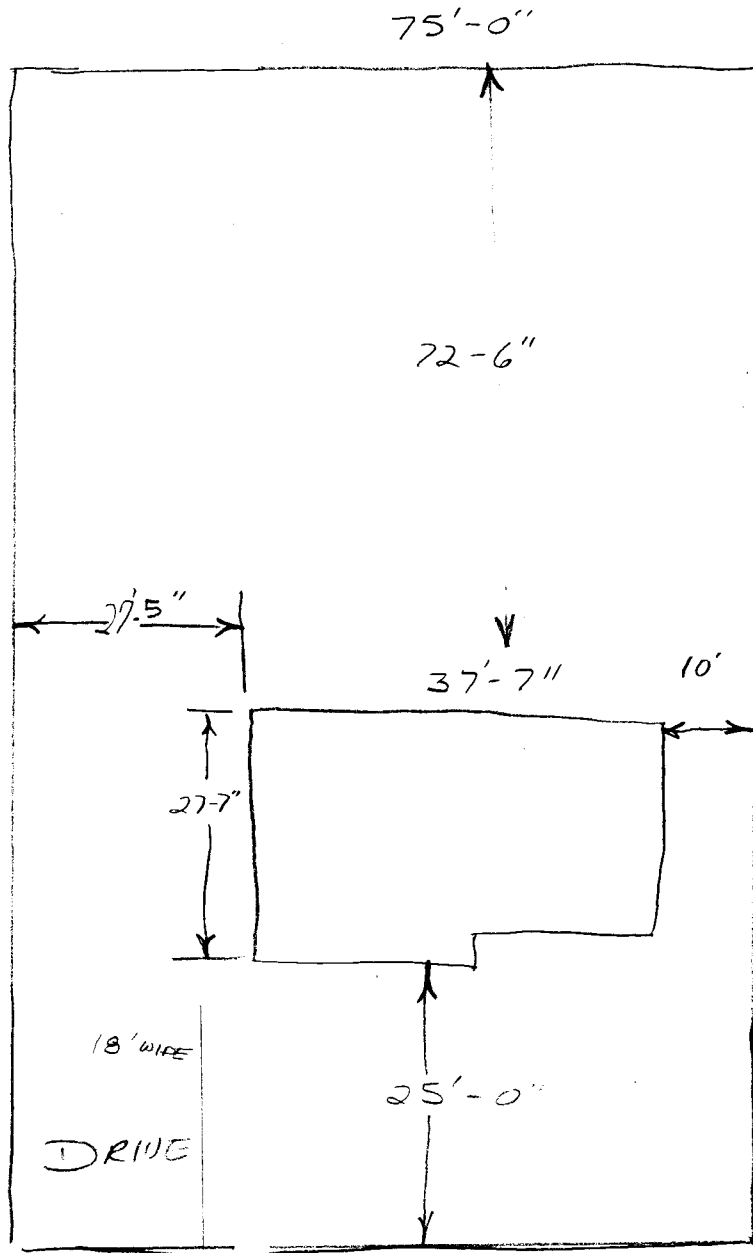
307 W. Ouray

DRIVEWAY

LOCATION OK

J. P. Pila

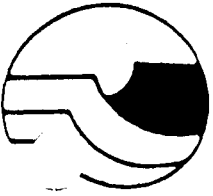
6-17-96



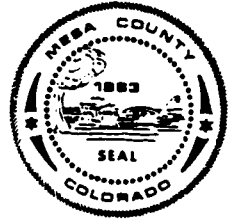
307 W OURAY

ACCEPTED mmr 7-3-96
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.

Replaces
original
site plan
OK'd on
6-18-96
mmr



Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

COMBINATION FORM or RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S):

2945-151-05-003 (at 496 into 1)
004

PROJECTED NEW PARCEL NUMBER(S):

2945-151-05-011

Please be advised: THAT ANY NEW NUMBER(S) LISTED ABOVE IS NOT ABSOLUTELY GUARANTEED. THE NEW NUMBERS ARE SUBJECT TO CHANGE.

FROM SEPTEMBER 1 OF EACH YEAR, THERE IS NO GUARANTEE THAT THE ABOVE REQUEST WILL BE PROCESSED IN TIME FOR THE FOLLOWING JANUARY'S TAX NOTICE.

WE DO PROMISE TO PROCESS REQUESTS IN A TIMELY MANNER, AS OUR REGULAR FLOW OF WORK ALLOWS. *down*

OWNER

SIGNATURE : *Ken Stator*

PHONE NO: 241-5725

DATE: 7/3/96

DRAFTING TECH

SIGNATURE : *Mary Anne Ketterwood*