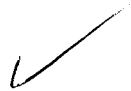


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55878

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



4004-0110-09-6

THIS SECTION TO BE COMPLETED BY APPLICANT

252

BLDG ADDRESS 330 Sherman Dr TAX SCHEDULE NO. 2945-~~113~~-17-022

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22x26

FILING — BLK 8 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1100

(1) OWNER Frank & Robin Tenorio NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 330 Sherman Dr

(1) TELEPHONE 970-241-8913 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Frank Tenorio USE OF EXISTING BLDGS None

(2) ADDRESS 330 Sherman Dr DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-241-8913 new detached 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 RSF-B Maximum coverage of lot by structures 45%

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height to save 32' or easement width

CENS.T. _____ T.ZONE _____ 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 Frank Tenorio Date 4/22/96

Department Approval Connie Edwards Date 4/22/96

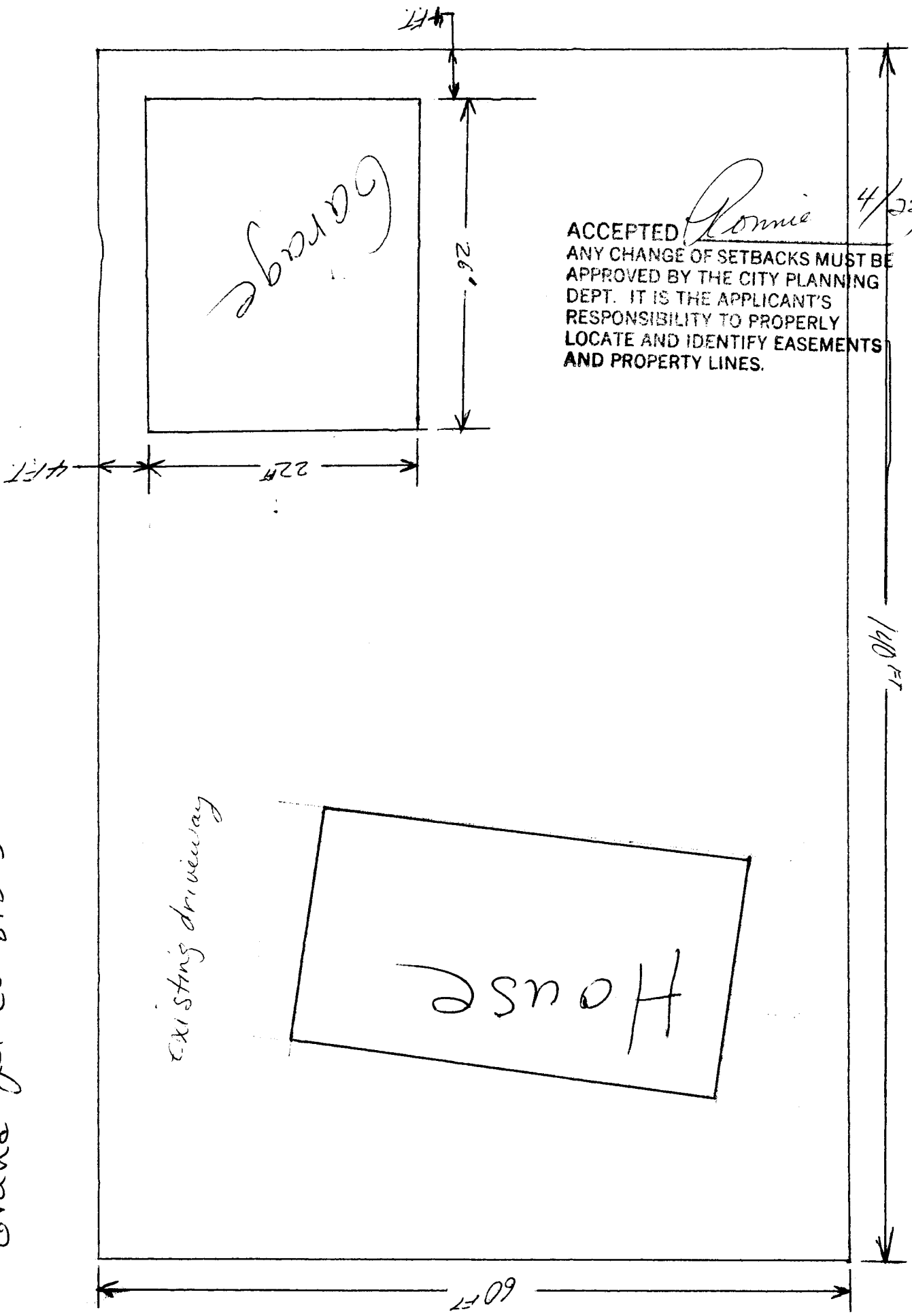
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in SF use

Utility Accounting Mellie Fowler Date 4-22-96

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)

Frank Tenorio
330 Sherman Dr
Grand Jct Co 81503



Garage

House

existing driveway

ACCEPTED *Ronnie* 4/22/96
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.