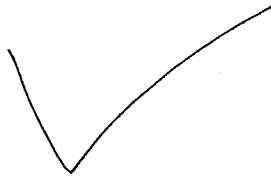


FEE \$	<u>N/C</u>
TCP \$	<u>    </u>

BLDG PERMIT NO. 58623

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1030 Teller TAX SCHEDULE NO. 2945-141-08-005

SUBDIVISION      SQ. FT. OF PROPOSED BLDG(S)/ADDITION none

FILING      BLK 21 LOT 17 thru 32 SQ. FT. OF EXISTING BLDG(S)     

(1) OWNER Midtown Apts NO. OF DWELLING UNITS  
 BEFORE: 38 AFTER: 38 THIS CONSTRUCTION

(1) ADDRESS 1030 Teller

(1) TELEPHONE 242-2762 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT M. BRENT PRUETT USE OF EXISTING BLDGS apartments

(2) ADDRESS 3310 CRD. PALMSIDE DESCRIPTION OF WORK AND INTENDED USE:  
81526 new roof only

(2) TELEPHONE 434-1862

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     

SETBACKS: Front      from property line (PL)  
 or 45 from center of ROW, whichever is greater Parking Req'mt     

Side 10' from PL Rear 20' from PL Special Conditions no change or expansion

Maximum Height 36' maximum

CENSUS TRACT      TRAFFIC ZONE     

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 M. Brent Pruett Date 12/17/96

Department Approval Gronnie Edwards Date 12-17-96

Additional water and/or sewer tap fee(s) are required. YES      NO X W/O No. 2008-1290-03-1

Utility Accounting Richardson Date 12-17-96

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)