

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55138

see Note.

PLANNING CLEARANCE

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2702 1/2 Unawap TAX SCHEDULE NO. 2945-243-28-001
 SUBDIVISION Valley View Truncan SQ. FT. OF PROPOSED BLDG(S)/ADDITION -
 FILING - BLK - LOT 1 SQ. FT. OF EXISTING BLDG(S) 26'-8" x 56'
 (1) OWNER R. W. Ingle NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3268 E Road
 (1) TELEPHONE 523 1691 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT R. W. Ingle USE OF EXISTING BLDGS Small Storage
 (2) ADDRESS 3268 E Road DESCRIPTION OF WORK AND INTENDED USE: more
 (2) TELEPHONE 523-1691 model for property to live in

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-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions previous home verified by aerial photo.
 Maximum Height _____ CENS.T. 13 T.ZONE 80 ANN# RSE

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 R. W. Ingle Date 1/21/96
 Department Approval Donne Edwards Date 2/21/96

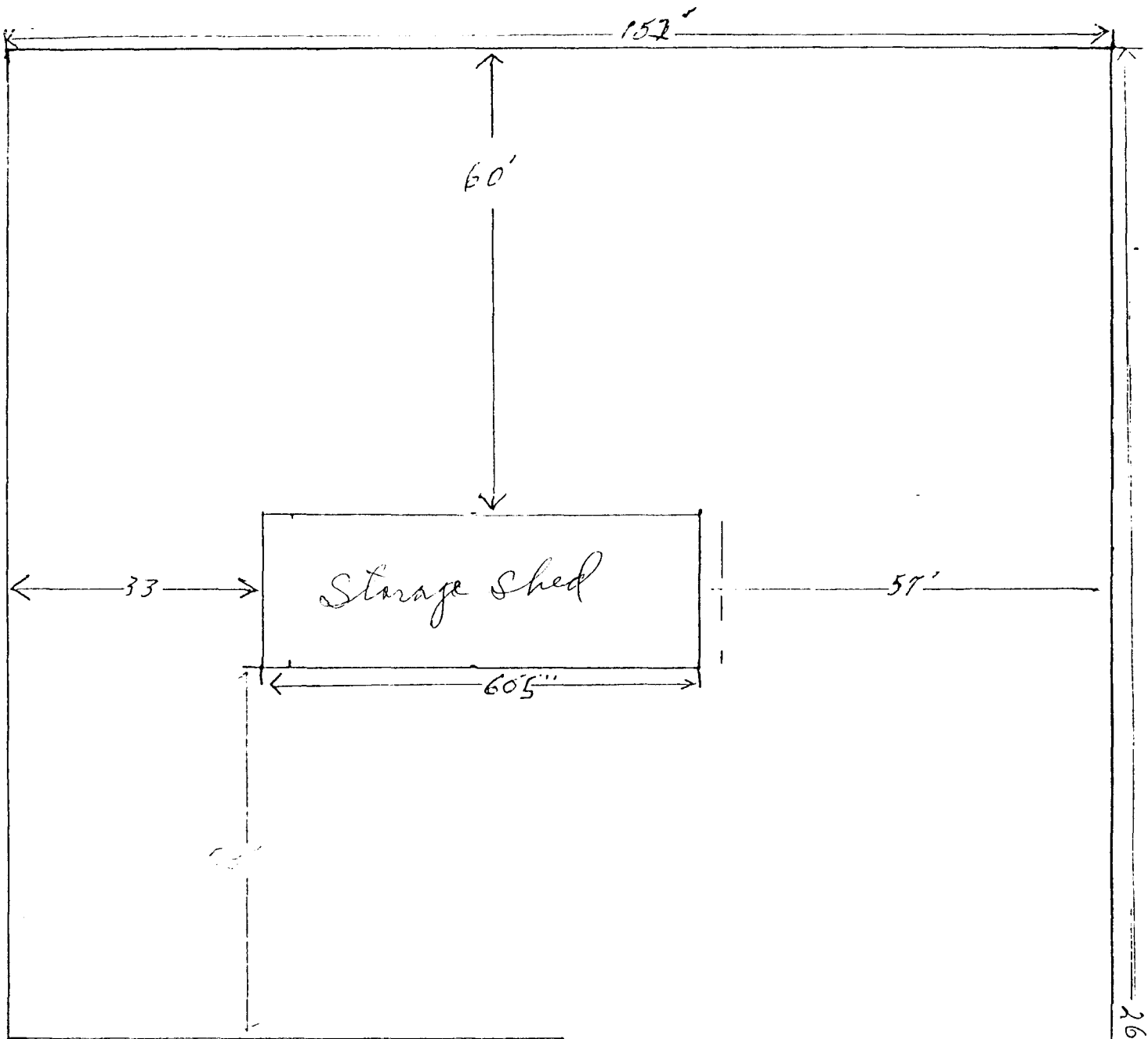
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8967

Utility Accounting Richardson Date 2-21-96

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)

Permanent Foundation req'd.



2945-243-28-001

ACCEPTED *Ronnie* 2/21/9
 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.

Previous home location verified by aerial photo. JBR

