

FEE \$	10 ⁰⁰
TCP \$	_____

BLDG PERMIT NO.	59899
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>614 N 7TH</u>	TAX SCHEDULE NO.	<u>2945-024-00-048</u>
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	_____
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	<u>C.D.S. HOLDING CORP.</u> <u>C/O CUNNINGHAM COS</u>	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS	<u>605 W MAIN ST SUITE 002</u> <u>ASPEN CO 81611</u>	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE	<u>970-925-8803</u>	USE OF EXISTING BLDGS	_____
(2) APPLICANT	<u>HORIZON BLDG</u>	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	<u>610 25 1/2 RD G.J.</u>		
(2) TELEPHONE	<u>241-7379</u>		<u>TEMP CONST TRAILOR</u>

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	<u>PR 6.15</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>RZP-96-157</u>
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENSUS TRACT	<u>10</u>
		TRAFFIC ZONE	<u>23</u>

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).

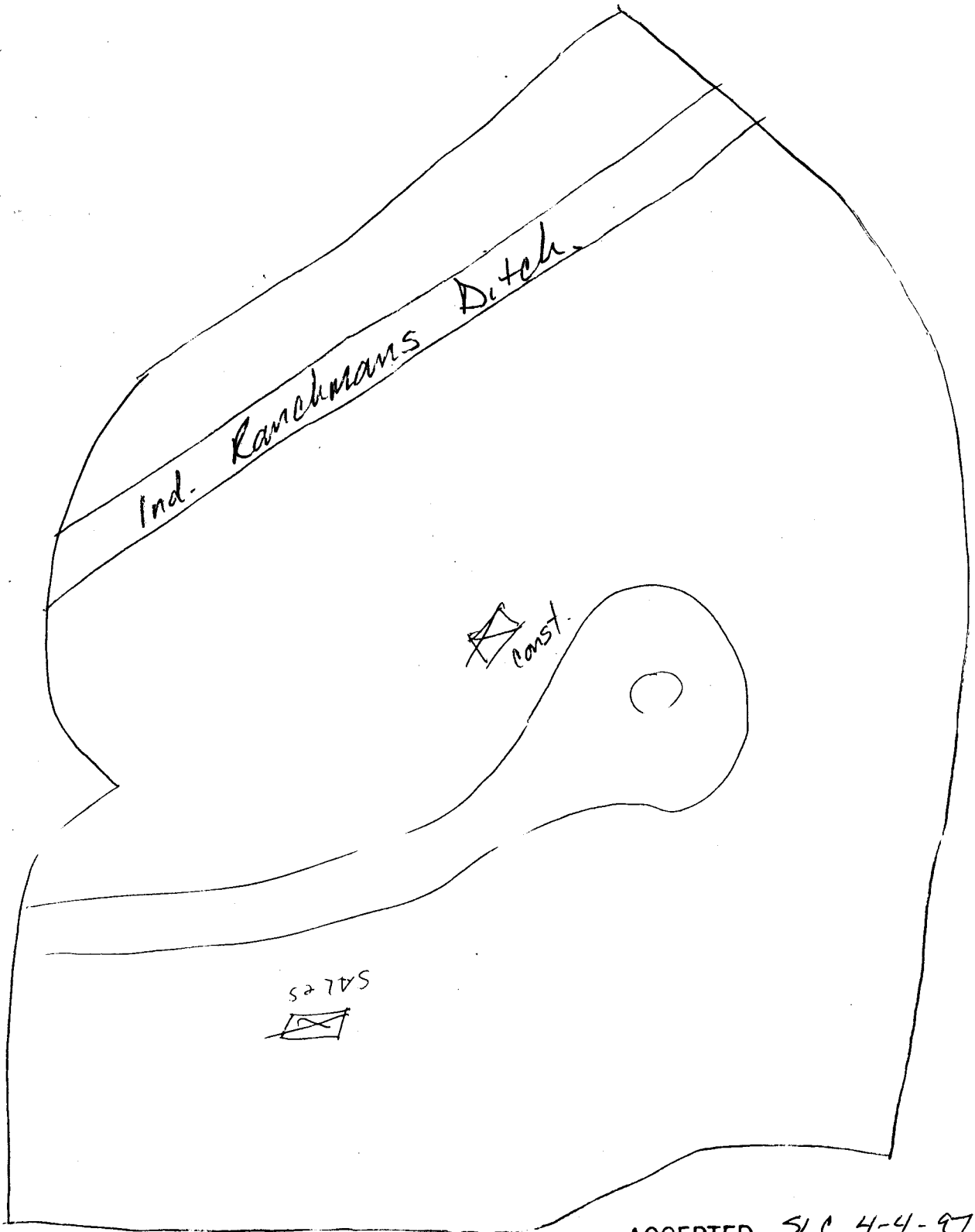
Applicant Signature	<u>[Signature]</u>	Date	<u>4-4-97</u>
Department Approval	<u>[Signature]</u>	Date	<u>4-4-97</u>

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

Utility Accounting	<u>[Signature]</u>	Date	<u>4-4-97</u>
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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 SLC 4-4-97
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.