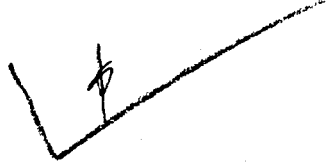


FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 59364

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 776 27 Rd. TAX SCHEDULE NO. 2701-362-20-009
SUBDIVISION Skyline SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2428
FILING _____ BLK _____ LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Cher & Bibi Clymer NO. OF DWELLING UNITS
BEFORE: none AFTER: one THIS CONSTRUCTION
(1) ADDRESS 119 E. Grand, Ind. Jet. 81501
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 257-9080 BEFORE: _____ AFTER: one THIS CONSTRUCTION
(2) APPLICANT Jordan Enterprises USE OF EXISTING BLDGS New home
(2) ADDRESS 266 1/2 E. Packview, Ind. Jet. DESCRIPTION OF WORK AND INTENDED USE: New Const.
(2) TELEPHONE 245-8604 Single Residence

REQUIRED: ^{One} ~~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-2 Maximum coverage of lot by structures 25%
SETBACKS: Front 20' from property line (PL) or 15' from center of ROW, whichever is greater Parking Req'mt 2
Side 15' from PL Rear 30' from PL Special Conditions _____
Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 15

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).

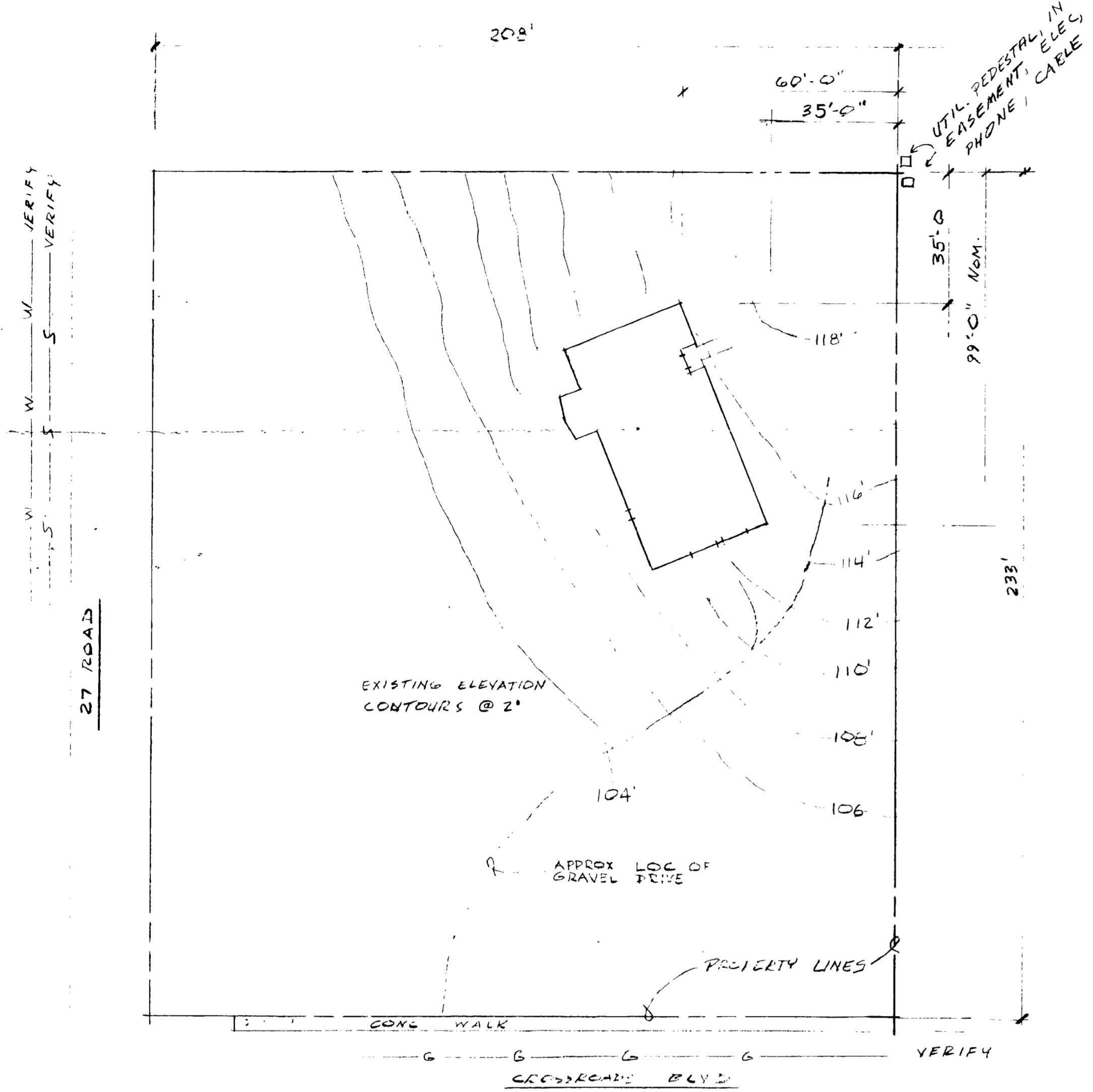
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jerry L. Jordan Date 2/27/97
Department Approval Antonia Costello Date 3/4/97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9943
Utility Accounting [Signature] Date 3/4/97

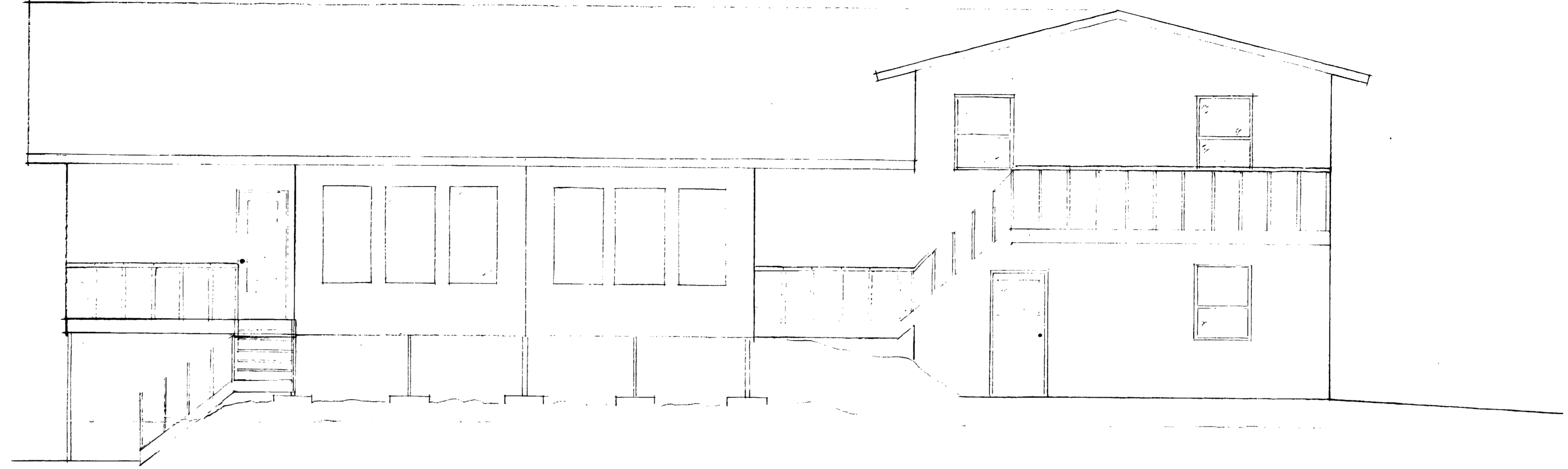
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

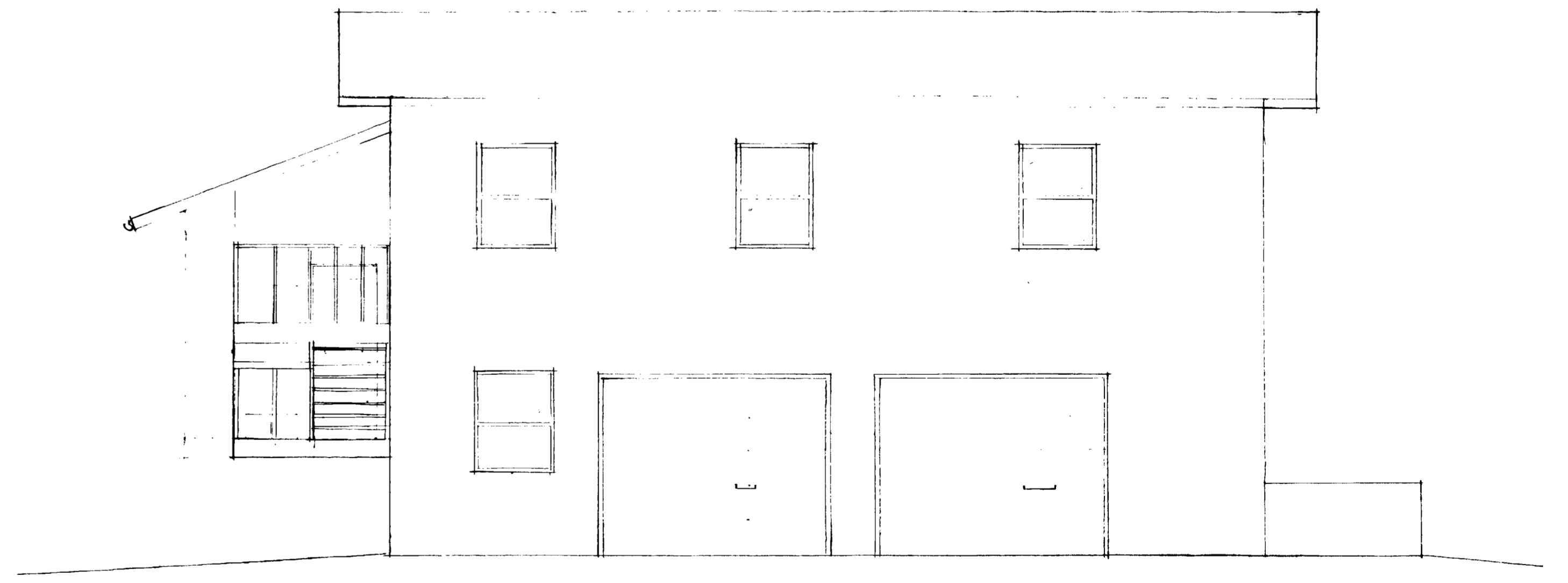


CURB CUT PERMIT
 REQUIRED TO INSTALL
 DRIVEWAY THROUGH SIDEWALK.
 Plot Plan *J. Clymer* 3-4-97
 3/8" = 10'-0"

ACCEPTED *SLC 34467*
 ANY CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT AS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



SW Elevation Clymer 1/4" = 1'-0"



SE Elevation Clymer 1/4" = 1'-0"

2/22/97
 Rev 2/25/97