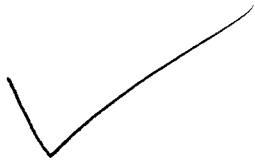


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 59248

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3759 CHIZEM CT. TAX SCHEDULE NO. 2945-012-68-001

SUBDIVISION PREMIER RIDGE NORTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER KENT W. MARSA NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 172 EDWIN RD. GRAND J.

(1) TELEPHONE (970) 245-1338 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KENT W. MARSA USE OF EXISTING BLDGS —

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE SAME NEW HOME

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 PR-4 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —

Side 5' from PL Rear 15' from PL Special Conditions —

Maximum Height —

CENSUS TRACT 10 TRAFFIC ZONE 21

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 [Signature] Date 2/20/97

Department Approval [Signature] Date 2/21/97

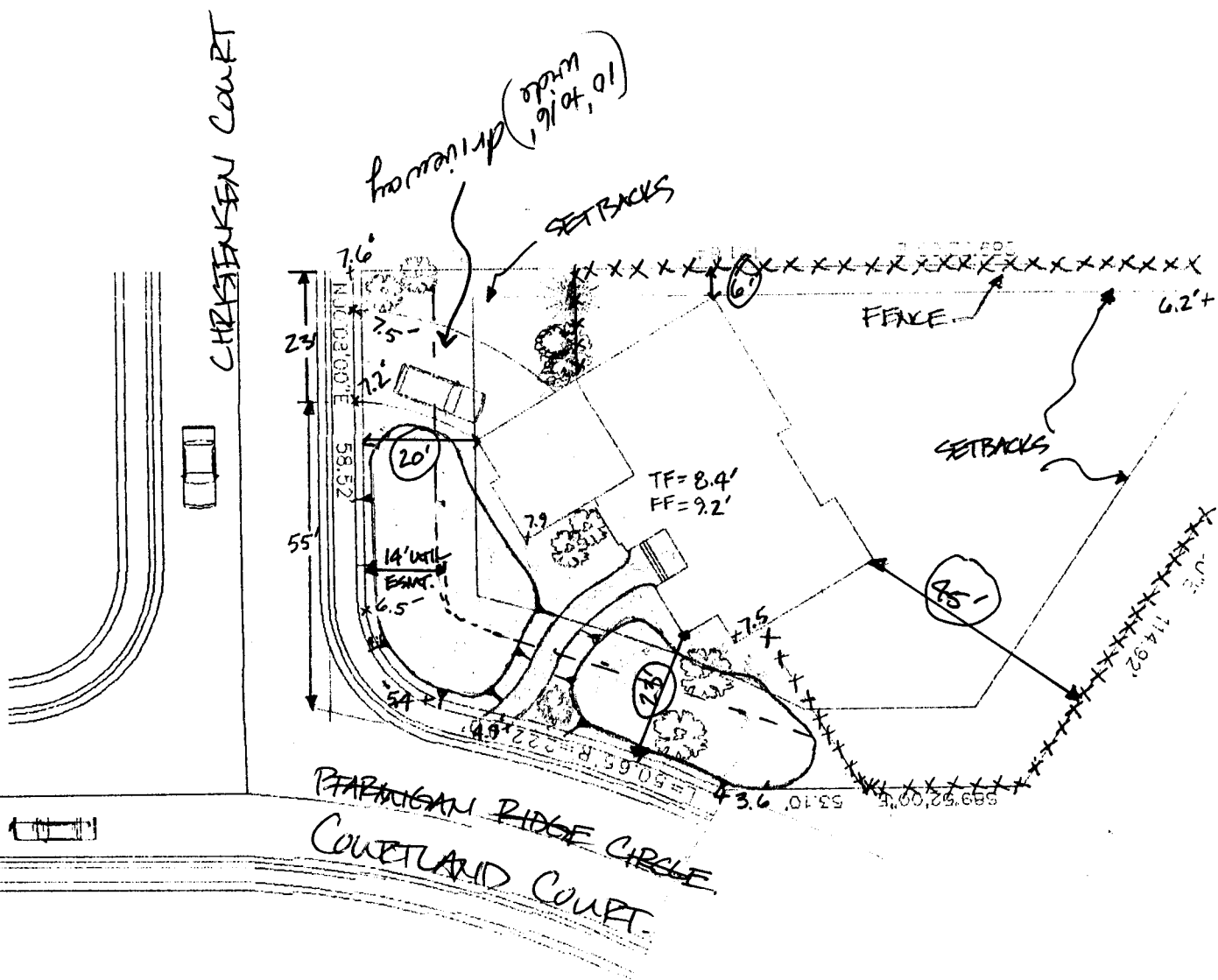
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9957

Utility Accounting [Signature] Date 3-10-97

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)

ACCEPTED SLC 2/21/97
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.



DRIVEWAY
LOCATION OF
J. K. Kila
2-20-97

SCALE = 1" = 30'