FEE\$	10
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BLDG PERMIT NO. 7/795

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 840 26/2 RD	TAX SCHEDULE NO. 2701-264-00-013	
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000	
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) 4000 15 T	
(1) OWNER JOM Luri Towner	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 8 (10 26 /2 RD	NO. OF BLDGS ON PARCEL	
(1) TELEPHONE 211 0521	BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT	USE OF EXISTING BLDGS	
(2) ADDRESS .	DESCRIPTION OF WORK AND INTENDED USE: New	
(2) TELEPHONE	Garage detached	
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.	
•	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ®	
ZONE RSF-5	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 3' from PL Rear 10' from F	Special Conditions	
Maximum Height	- census 16 traffic 13 annx#	
Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).		
	If the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant Signature Momes 20	ane 8/24/99	
Department Approval Lownie Wwas	ds Date \$131/99	
Additional water and/or sewer tap fee(s) are required: Y	ESNO	
Utility Assounting	Date 8/31/99	
VALID FOR SIX MONTHS FROM DATE OF ISSUAMCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pin	nk: Building Department) (Goldenrod: Utility Accounting)	

NEW 1/2 WIDTH R.O.W. PARADISE HILLS BLVD Leach Feill PROPOSED CHARACTE 2251 existing EXISTING 2701-264 T1N. R1W. PARCEL 013 4 OF DRAINAGE Somme TOACHE MUST SE DI THE CITY PLANNING THE REPUBLICATION OF THE PROPERTY AND PROTERTY LINES. Server CATALINA TOM & LORI TOWHER (840 261/2 ROAD . GRAND JUNCTION, CO 81506