

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50509

TCP # 9300

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3761 Nth 15 COURT TAX SCHEDULE NO. 2945-012-62-001
 SUBDIVISION PTAMIBAN RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1734 S.F.
 FILING SIX BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER RAY DAVIS NO. OF DWELLING UNITS BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3505 Nth 12-D-13 NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-1964 243-6645 USE OF EXISTING BLDGS RES.
 (2) APPLICANT RAY DAVIS DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3505 Nth 12 D-13 _____
 (2) TELEPHONE 260-1964 Nth 12th D-13 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 _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL _____
 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).

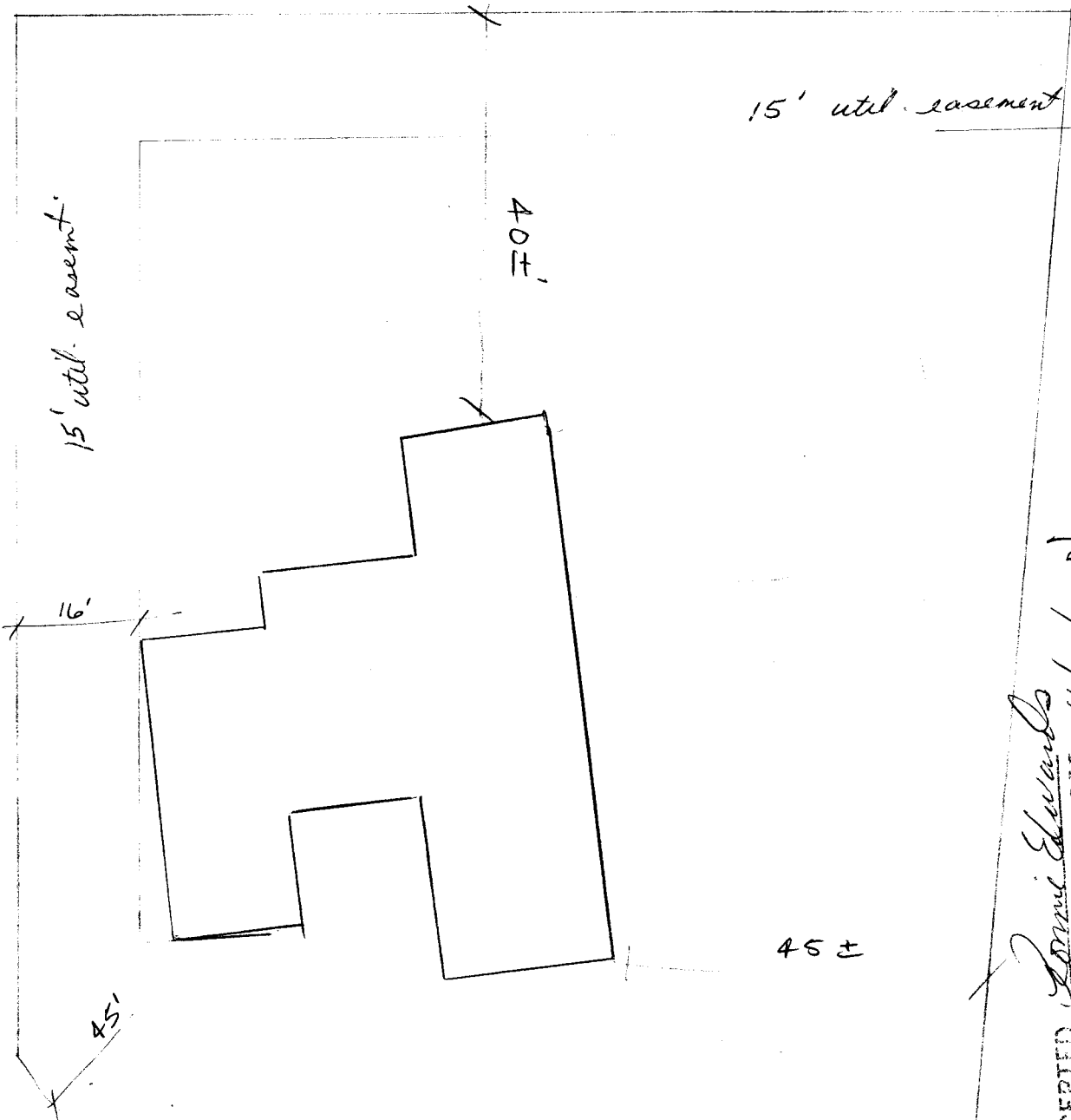
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Raymond N. Davis Date 11-21-94
 Department Approval Gennie Edwards Date 11-21-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7975
 Utility Accounting Millie Fowler Date 11-21-94

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

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



15' util. easement

15' util. easement

40'

16'

45'

45'

44' util & ped. easement.
(A driveway)

FRONT
3761
N. 15th St.
40' x 45'

N.T.S.

Ronni Edwards
11/2/94

ACCEPTED
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.