

Fee \$ 500

BLDG PERMIT NO. 48673

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4220 27 1/2 RD. TAX SCHEDULE NO. 2945-011-46-012

SUBDIVISION PTARMIGAN Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2588

FILING — BLK 12 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Thomas Snow NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 566 WALNUT AVE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-4028 USE OF EXISTING BLDGS HOME

(2) APPLICANT Distinction Design DESCRIPTION OF WORK AND INTENDED USE: New Home

(2) ADDRESS 2484 6rd.

(2) TELEPHONE 241-6431

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 Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL) or _____ from center of ROW, whichever is greater

Side 5' & 10' from PL Rear 15' from PL

Maximum Height per covenants

Parking Req'mt _____

Special Conditions _____

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 5/9/94

Department Approval Gonnie Edwards Date 5/9/94

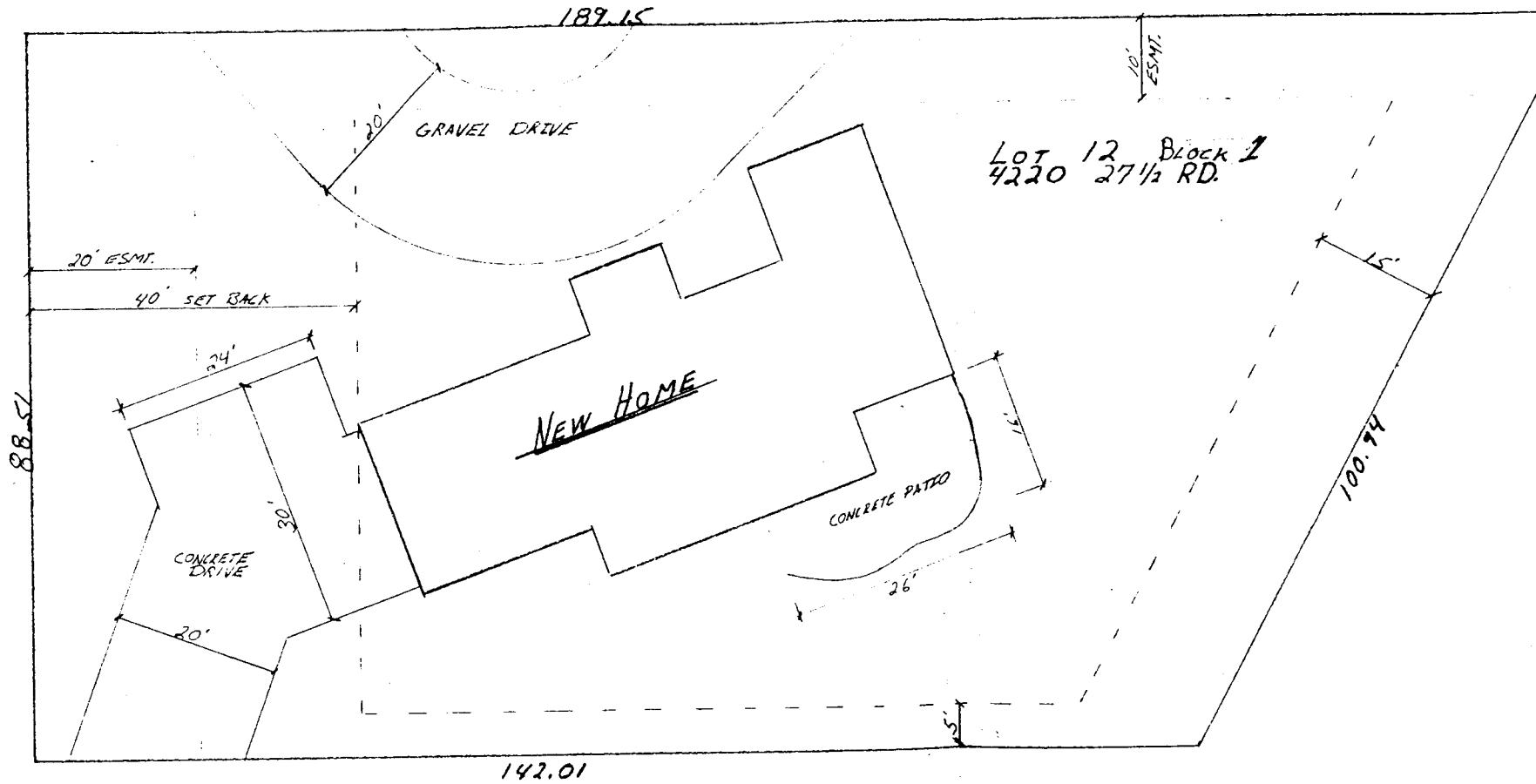
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7549

Utility Accounting Jackie D. Berry Date 5/9/94

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)

27 1/2 ROAD



PLOT PLAN

ACCEPTED *Bonnie Edwards 5/9/94*
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.