

DATE SUBMITTED 2/16/94

BUILDING PERMIT NO. 47685
FEE \$ 500

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

BLDG ADDRESS 2666 - Cambridge Rd
SUBDIVISION Cambridge
FILING _____ BLK 10 LOT 10
TAX SCHEDULE NO. 2701-351-40-010
OWNER Forrest Holgate
ADDRESS 2936 - CRA
TELEPHONE 243-8531

SQ. FT. OF PROPOSED ^{house} ^{garage}
BLDG(S)/ADDITION 2300 + 700 = 3000
SQ. FT. OF EXISTING
BLDG(S) -0-
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL
BEFORE THIS CONSTRUCTION -0-
DESCRIPTION OF WORK AND INTENDED USE:
Residential dwelling

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR 2.24
SETBACKS: Front 20 from property line or
_____ from center of ROW, whichever is greater
Side 5 from property line
10' Rear 20 from property line
Maximum Height 16'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
SPECIAL CONDITIONS: open space fee of
\$225 paid

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Peterson
Date Approved 2/16/94

Applicant Signature Forrest Holgate
Date 2-16-94

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

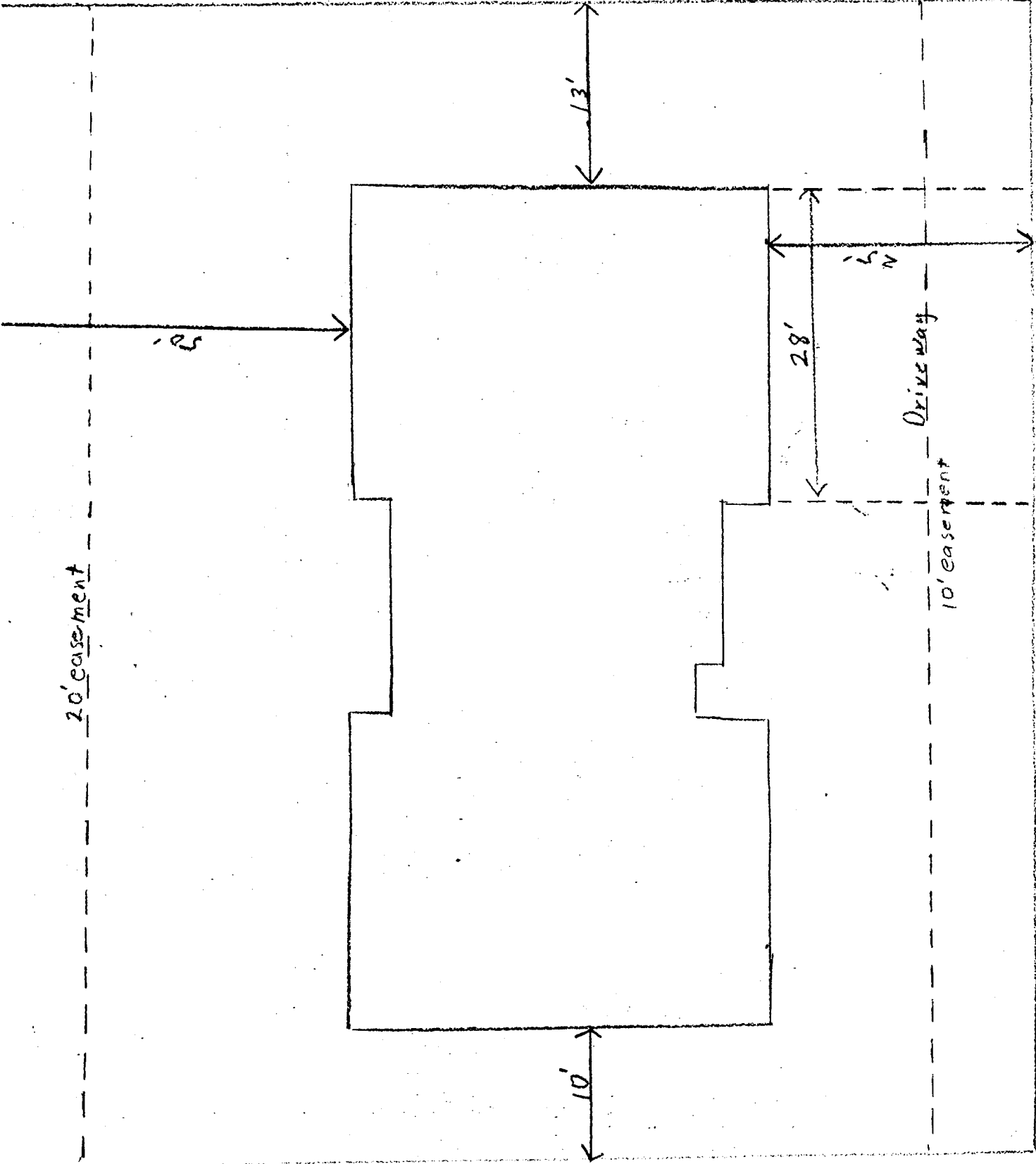
(White: Planning) (Yellow: Customer) (Pink: Building Department)

20' easement

116.92'

Lot 10 B11

2666 Cambridge Rd



114.09'