

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50559

PLANNING CLEARANCE

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

CP 425⁰⁰

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2705 Conant crt TAX SCHEDULE NO. 2701-252-07-010
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 7 BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER ALAN ROE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 405 Ridgeway Dr NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-1606 USE OF EXISTING BLDGS _____
 (2) APPLICANT ALAN ROE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 405 Ridgeway Dr Single Family Residence
 (2) TELEPHONE 260-1606

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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).

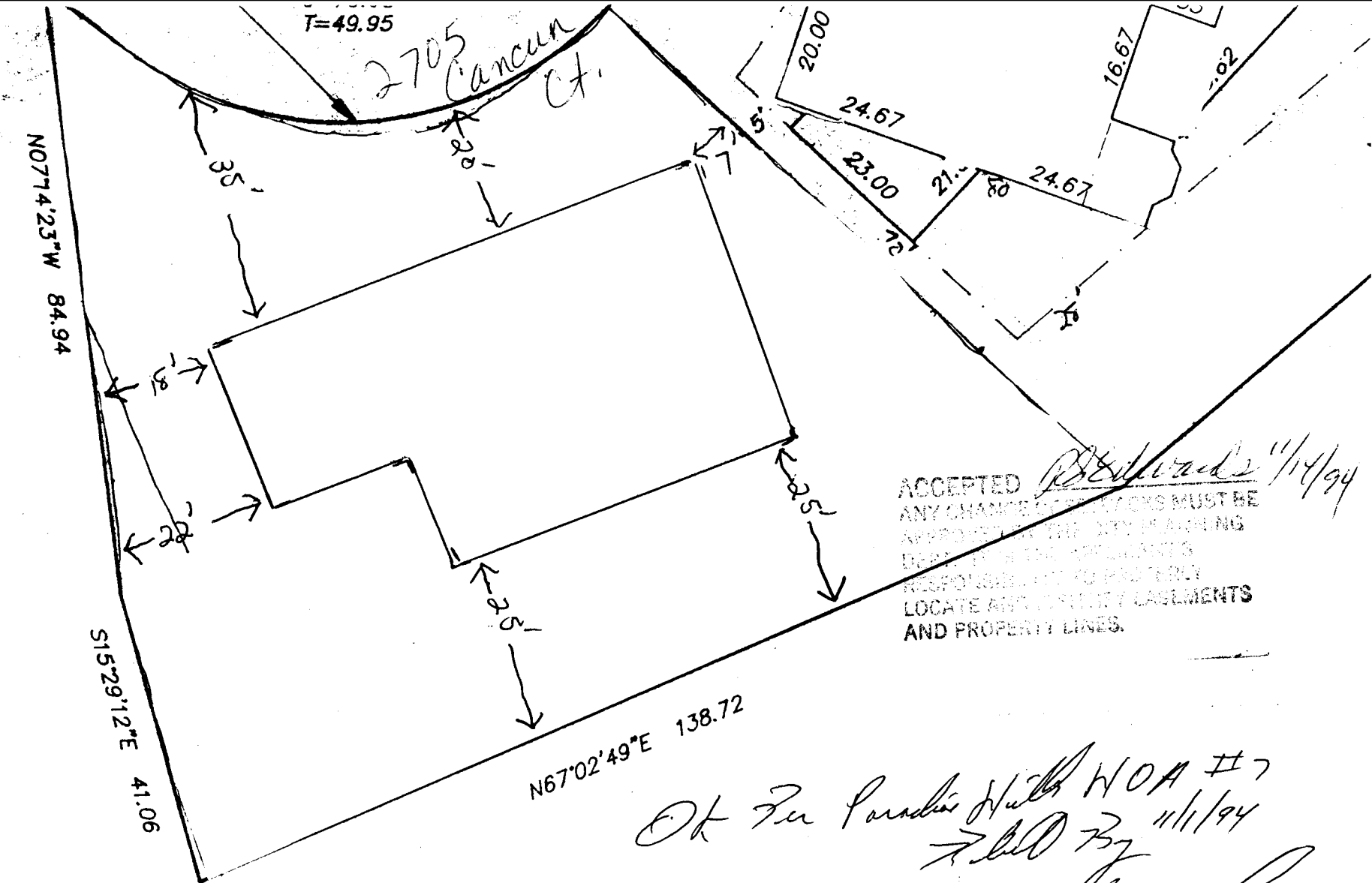
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Alan Roe Date 11/7/94
 Department Approval Ronnie Edwards Date 11/14/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7959
 Utility Accounting Jackie S. Berry Date 11/14/94

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)



ACCEPTED *Richard's* 11/14/94
 ANY CHANGES TO THIS SURVEY MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE SURVEYOR IS RESPONSIBLE TO PROPERLY LOCATE ALL EXISTING EASEMENTS AND PROPERTY LINES.

Ok For Paradise Hills WOA #7
Filed By 11/11/94
Subject to city approval

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE