

FEE \$ 500

BLDG PERMIT NO. 48867

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

*Phase 1*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2708 Cancun Ct. TAX SCHEDULE NO. 2701-252-00138  
 SUBDIVISION P. Hills #7 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700  
 FILING 7 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Don Bergman NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2484 Grd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-6431 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Don Bergman DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2484 Grd New 1700 E Ranch Home  
 (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 RSF-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 10' from PL Rear 20' from PL  
 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 [Signature] Date 6/3/94  
 Department Approval Ronnie Edwards Date 6/3/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 2614  
 Utility Accounting [Signature] Date 6-3-94

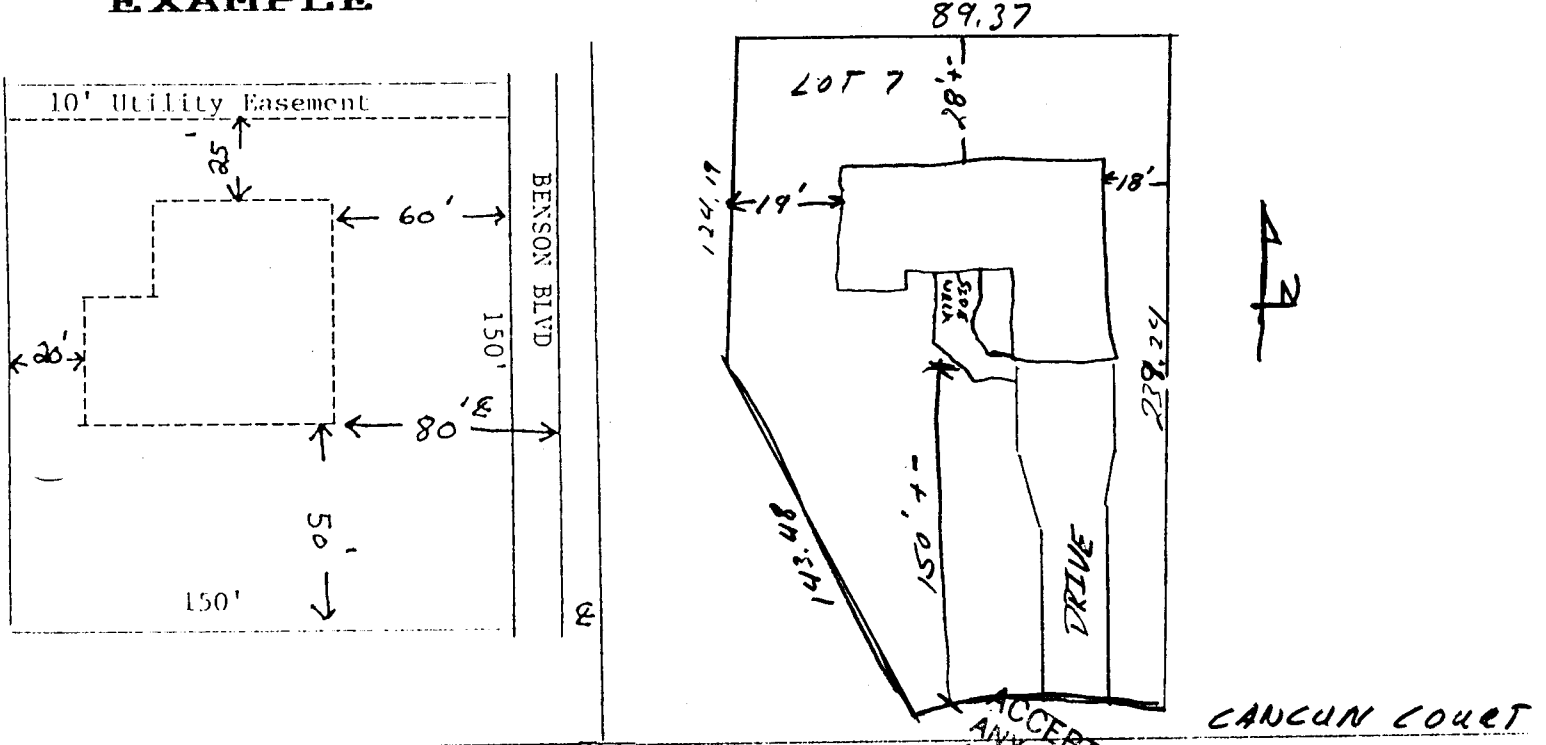
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

**EXAMPLE**



Zone _____	Setbacks	Front _____	Side _____	Side _____	Rear _____
Flood Plain	yes no		Parking Plan		
Geologic Hazard	yes no		Landscaping Plan		
Variance	_____		Drainage Plan	yes	
Census Tract	_____		Driveway Permit	yes no	
Special Conditions: _____					

**ACCEPTED**  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
*[Signature]*  
 6/13/95  
 CANCUN COURT

Approved by \_\_\_\_\_  
 Date \_\_\_\_\_