

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50434

PLANNING CLEARANCE

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

No TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3754 Christensen Ct TAX SCHEDULE NO. 2945-012-00-033
2945-012-68-014
 SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
 FILING _____ BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Steve + Scott Voytilla NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1704 N. 7th
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 241-7653
 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Steve Voytilla DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1704 N 7th
 (2) TELEPHONE 241-7653 New Construction

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 PP Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 0'45' from PL Rear 10' from PL Special Conditions townhomes
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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).

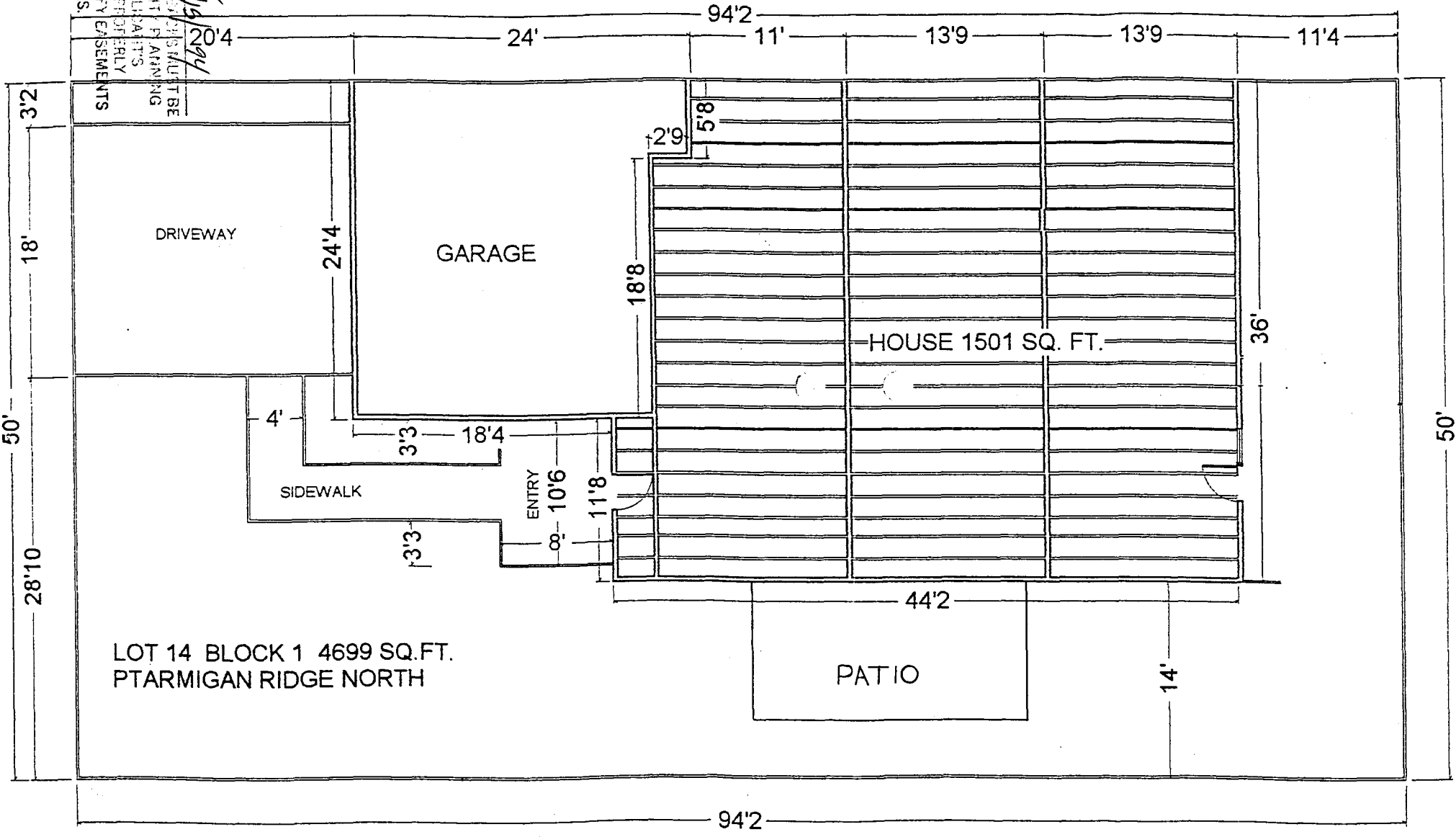
Applicant Signature Steve Voytilla Date 11/15/94
 Department Approval Ronnie Edwards Date 11/15/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7962 - S/F
 Utility Accounting Millie Fowler Date 11-15-94

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)

3754 Christensen Ct.

ACCEPTED *[Signature]*
11/19/94
ANY CHANGE OF SEVERANCE SHALL BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LOT 14 BLOCK 1 4699 SQ.FT.
PTARMIGAN RIDGE NORTH

HOUSE 1501 SQ. FT.

PATIO

DRIVEWAY

GARAGE

SIDEWALK

ENTRY