

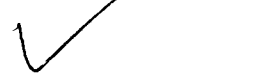
FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50435

### PLANNING CLEARANCE

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

*TCPO*



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3760 Christensen Ct TAX SCHEDULE NO. 2945-012-00-033  
 SUBDIVISION Platmergen Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1500~~ 1378  
 FILING \_\_\_\_\_ BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Steve + Scott Voytlla NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1204 N. 7th  
 (1) TELEPHONE 241-7653 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT Steve Voytlla USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 1204 N 7th DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (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 PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_  
 from center of ROW, whichever is greater  
 Side 0'5' from PL Rear 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions Townhomes  
 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 Voytlla Date 11/15/94  
 Department Approval Bonnie Edwards Date 11/15/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7961 3/E  
 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)

ACCEPTED  
 ANY CHANGES TO THE PLANS SHALL BE  
 APPROVED BY THE CITY ENGINEERING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

11/15/99  
 [Signature]

3740 Christensen Ct

