

FEE \$ 500

BLDG PERMIT NO. 48898

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2901 Corral Dr TAX SCHEDULE NO. 2701-344-15-002
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
 FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bennett Coast NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 Rd
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Lacey Bennett USE OF EXISTING BLDGS 0
 (2) ADDRESS 833 24 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-0795 New SF Residence

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 25' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS TRACT 10 TRAFFIC ZONE 18

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 _____ Date 6/10/94
 Department Approval Gonnie Edwards Date 6/10/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7639
 Utility Accounting Melba Fowler Date 6-13-94

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)

BENNETT CONSTRUCTION, INC.

833 24½ Road, Grand Jct., Colo. 81505, 241-0795

ACCEPTED

Ronnie Edwards

6/10/94 "Committed to Service"

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

