

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50600

TCP = \$500⁰⁰

PLANNING CLEARANCE

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



3027-1600

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 277 Jordana TAX SCHEDULE NO. 2701-351-52-008
 SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 FILING 1 BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Juan Bergman NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 626 American Manor NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523-0491 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Distinctive Design DESCRIPTION OF WORK AND INTENDED USE: NEW HOME - S/F
 (2) ADDRESS 2484 G RD
 (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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 25' from PL Special Conditions ACC Approval Req'd
 Maximum Height _____ * no part of structure in easement
 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 11/10/94
 Department Approval [Signature: Ronnie Edwards] Date 11/10/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7951- S/F
 Utility Accounting Millie Souler Date 11-10-94

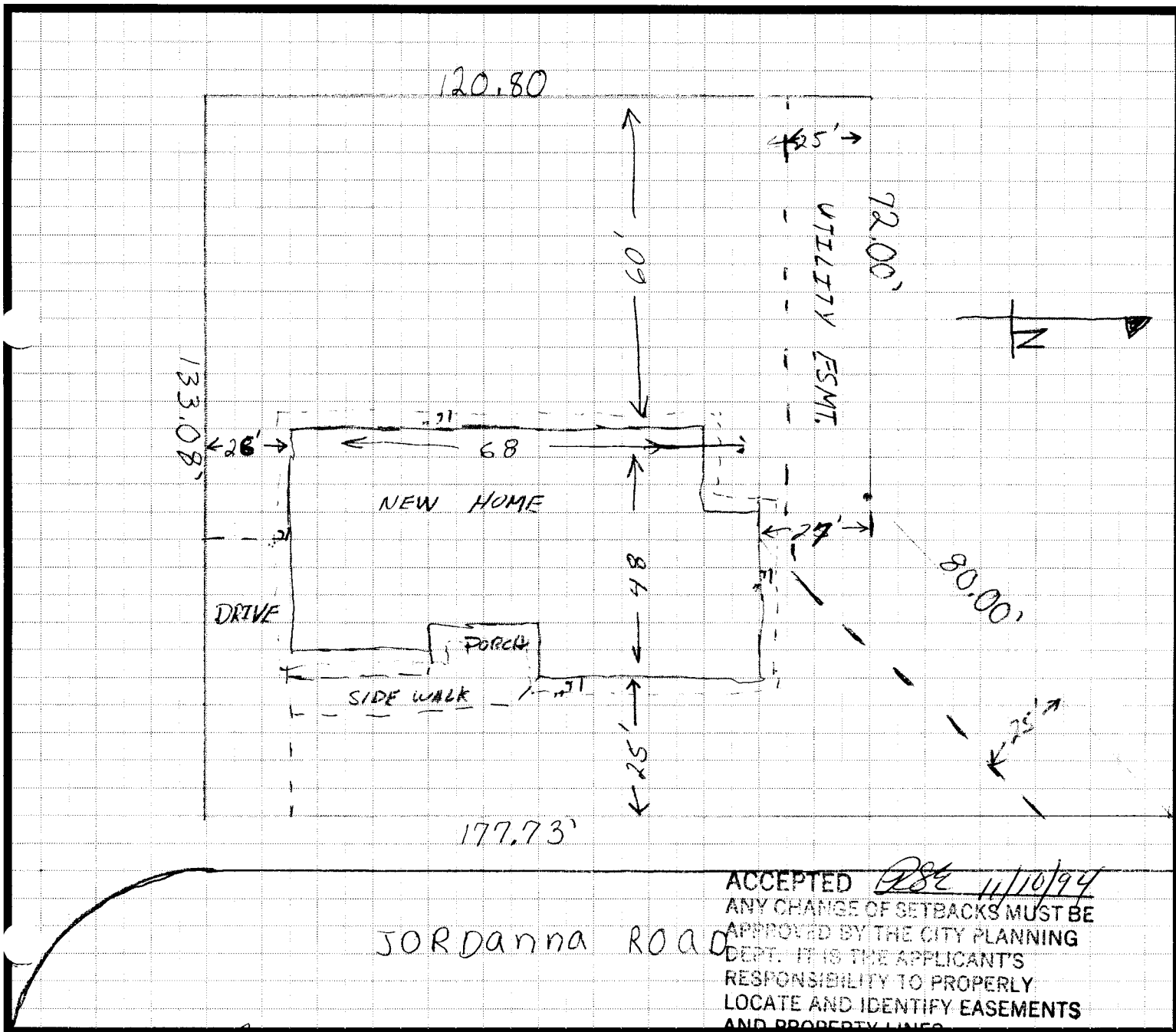
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



No part of structure can extend into easement.