

FEE \$ 500

BLDG PERMIT NO. 49304

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

TC P 500

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 789 Jordanna Rd. TAX SCHEDULE NO. 2701-351-50-004

SUBDIVISION ALPINE MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING 2 BLK - LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER DON AND SHERMA MILLER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 789 Jordana Rd.

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JIM WEST - BUILDER USE OF EXISTING BLDGS N/A

(2) ADDRESS 759 HORIZON DR UNIT E, G, J DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-4310 NEW SINGLE FAMILY 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 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions _____

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 James West Date 19 July 1994

Department Approver Ronnie Edwards Date 7-19-94

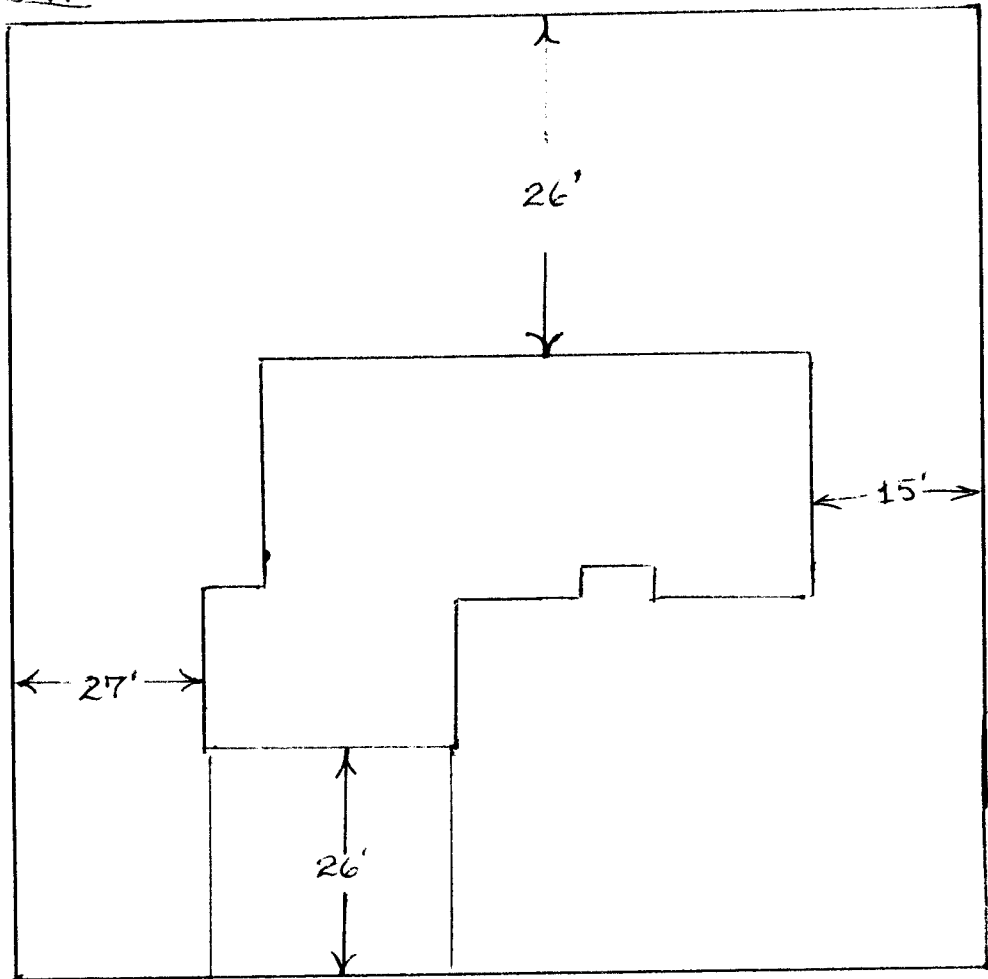
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7724

Utility Accounting Chadwick Date 7-19-94

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)

LOT 7
ALPINE MEADOWS II



— JORDANNA —

ACCEPTED *Ronnie Edwards* 7/19/94
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.