

FEE \$ 10⁰⁰

BLDG PERMIT NO. 58701

PLANNING CLEARANCE

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

JCP



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1710 Plummer Road TAX SCHEDULE NO. 2945-012-69-012
 SUBDIVISION Plummer Ridge Det SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1715
 FILING _____ BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER COX NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1710 Plummer Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-0795 USE OF EXISTING BLDGS 0
 (2) APPLICANT Bennett Const DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 833 24 1/2 Rd. New Single Family
 (2) TELEPHONE 241-0795

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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 21

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 12-15-94
 Department Approval [Signature] Date 12/15/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8008
 Utility Accounting Miller Fowler Date 12-15-94

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)

9580 SF.

NON

~~13412 SF.~~
~~CAGE~~

500.08

87.5

85.20

N60°01'03"E

42

C43

N60°01'03"E

C44

79.93

S55°18'30"E

65.52

5

67.74

3°29'46"E

R=47'

28.83

±5'

N55°

103

C12

N

C48

N55°18'30"W

103.65

2

148.72

107.93

B L O C K

5

12357

ACCEPTED
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.

Handwritten signature

C49

C K

N55°18'30"W

91.71

20' utility esmt.

13
12340

B L O C K

123.12

137.75

6

C13

CE