

FEE \$ 1000

BLDG PERMIT NO. 50166

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1670 Plamigan TAX SCHEDULE NO. 8945012-69-008
 SUBDIVISION Plamigan North Ridge Cir SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100+
 FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bennett NO. OF DWELLING UNITS BEFORE: _____ AFTER: 2 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 LARRY BENNETT USE OF EXISTING BLDGS 0
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 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).

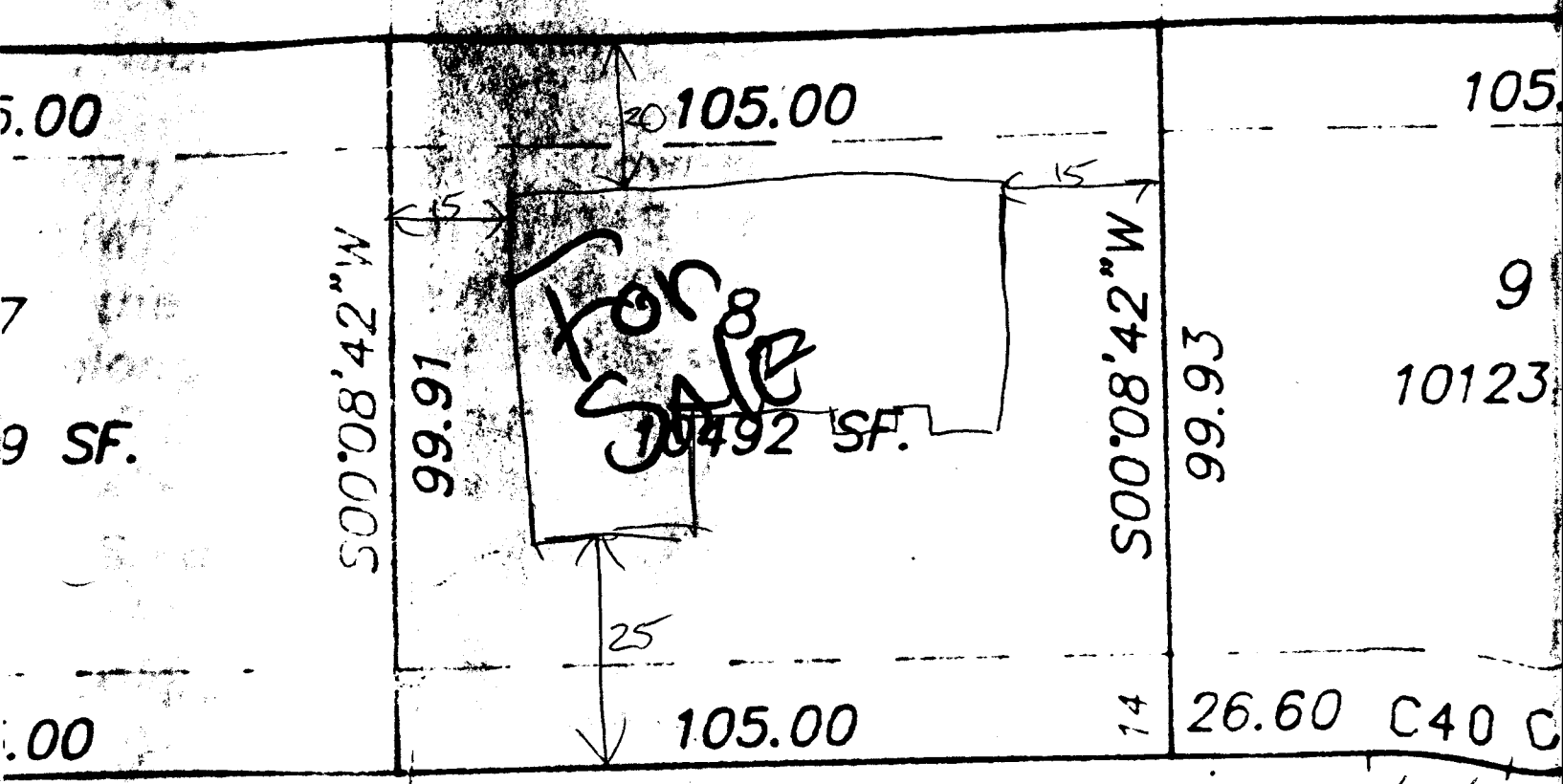
Applicant Signature [Signature] Date 10-19-94
 Department Approval Ronnie Edwards Date 10-19-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7919
 Utility Accounting [Signature] Date 10/19/94

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)

IGAN RIDGE F I
BLOCK TWO



ARMIGAN RIDGE CIRCLE

N89°51'18"W 254.99

ACCEPTED *PSE 10/19/94*
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.

