

FEE \$ 500

BLDG PERMIT NO. 49670

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

AP 506
PSC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1538 PARMIGAN Ridge CT TAX SCHEDULE NO. 2945-012-55004

SUBDIVISION PARMIGAN Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Fred Burmeister NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2885 Fry Rd

(1) TELEPHONE 243-2677 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Tolman Building USE OF EXISTING BLDGS None

(2) ADDRESS 664 1/2 Budlong DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-3166 Construction of New 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 RSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32'

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 John J. Tolman Date Aug 25, 1994

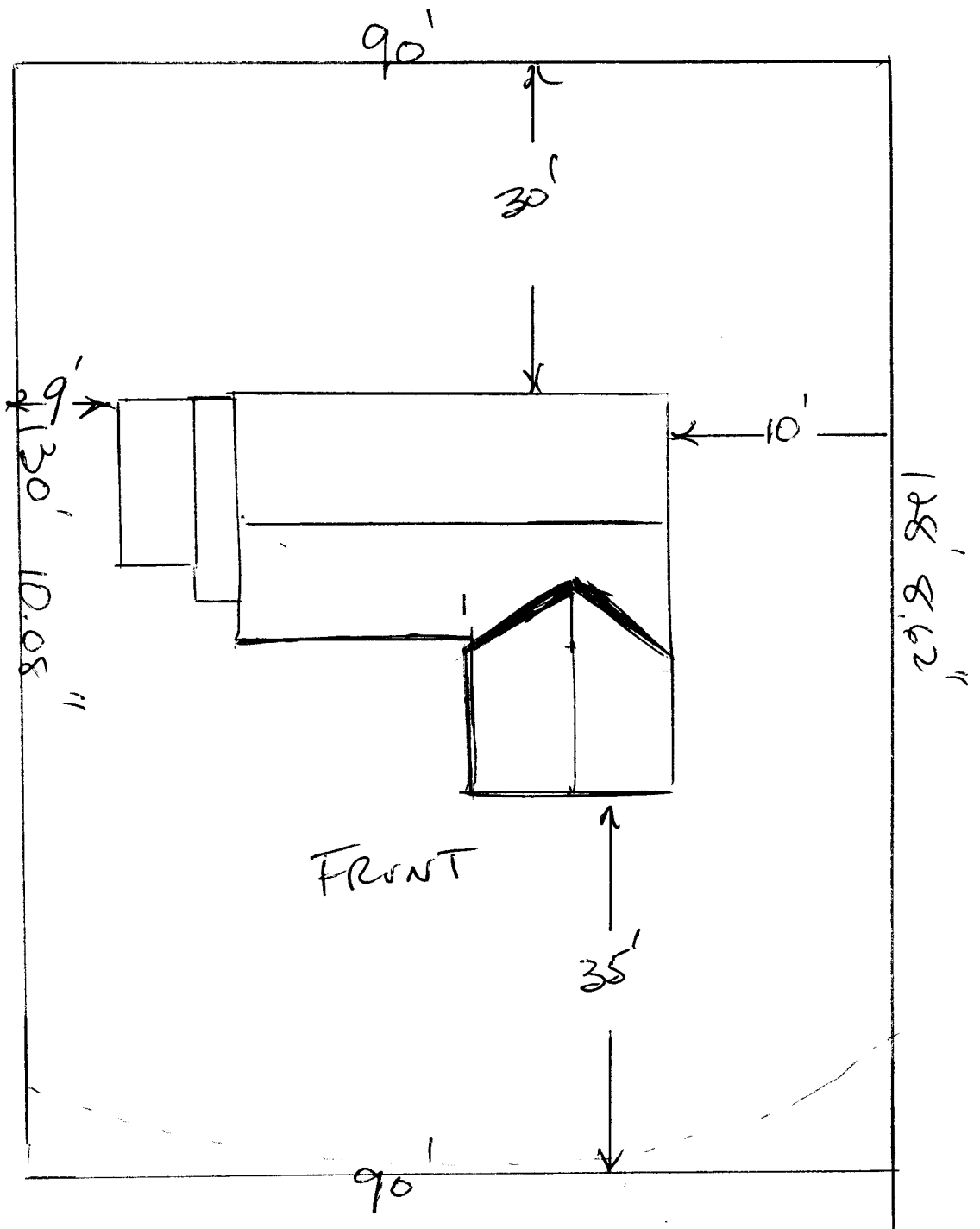
Department Approval Ronnie Edwards Date 8/25/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7728

Utility Accounting Tracy Hafe Date 8/25/94

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)



1538 Parmigan Ridge Ct.

ACCEPTED *R. Edwards 8/25/94*
 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.