

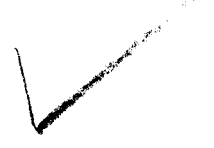
FEE \$ 5.00

BLDG PERMIT NO. 49915

TCP - \$500

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2928 SAPPHIRE TAX SCHEDULE NO. 2943082-32-004
 SUBDIVISION NEW BEGININGS SUBD. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1382
 FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Gemstone Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2906 F ROAD
 (1) TELEPHONE 245-8988 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Gemstone Const. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2906 F ROAD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-8988 CONSTRUCTION NEW HOUSE

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 30' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 35' from PL Special Conditions No C.O. (original inspection)
 Maximum Height 35' issued until all improvements are in or
guaranteed.
 CENSUS TRACT 17 TRAFFIC ZONE 51

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).

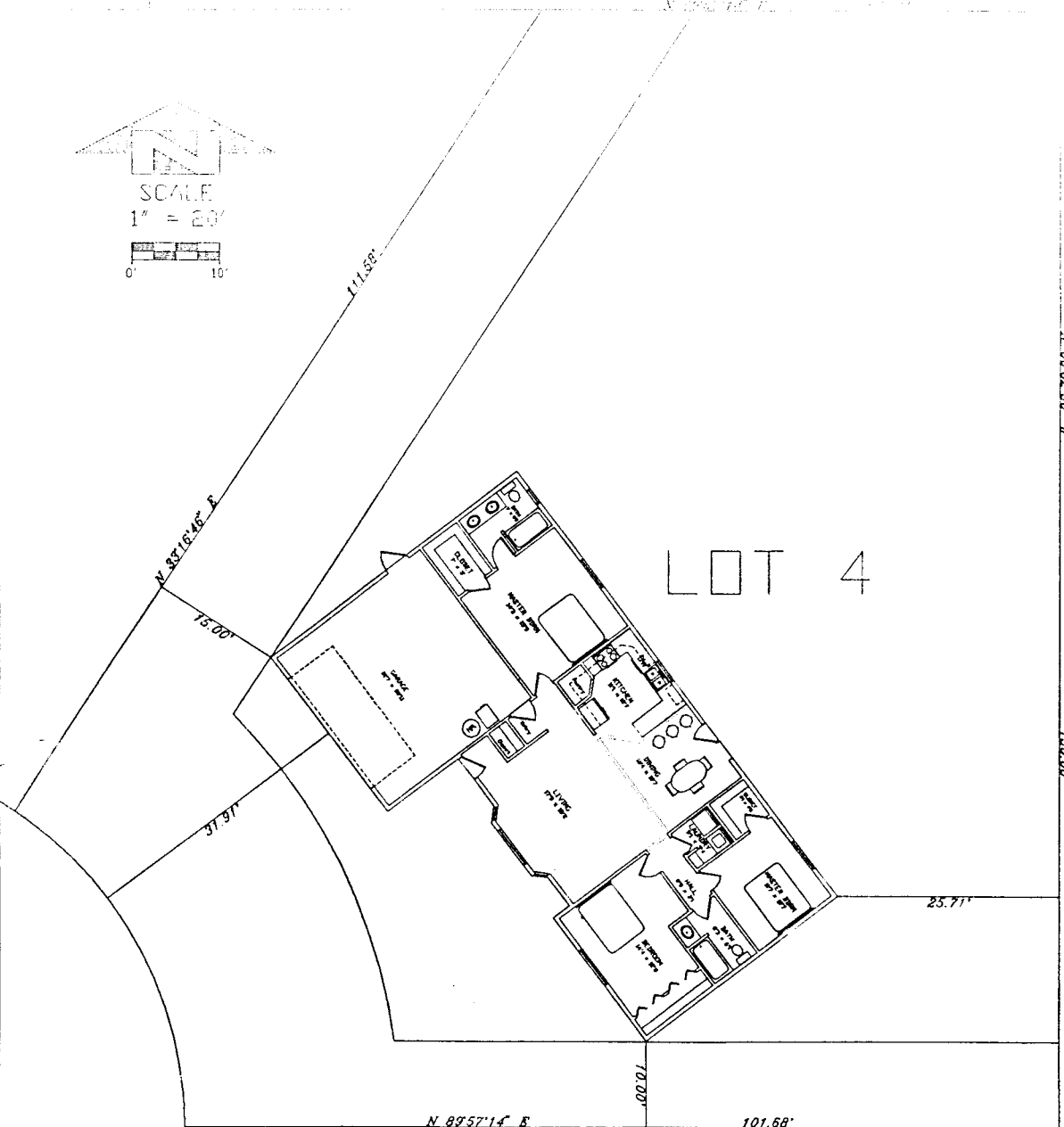
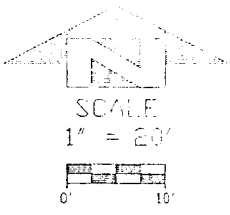
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-
 Department Approval [Signature: Marcia Pety] Date 9-23-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 2862
 Utility Accounting [Signature] Date 9-26-94

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 4

ACCEPTED 9-23-94
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.


ACAPE HOUSE PLANS
CONTACT: STEVE COLLARD
303-242-8902
303-245-8988