

FEE \$

BLDG PERMIT NO. 50815

PLANNING CLEARANCE

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

book copy

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 610 25 1/2 Road TAX SCHEDULE NO. 2945-034-08-013
 SUBDIVISION Foresight Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 ft
 FILING _____ BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER JB Associates NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2324 N Greenville Ct
 (1) TELEPHONE 242-6720 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Bill Thrig USE OF EXISTING BLDGS 2
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 20' x 40' Clubhouse (accessory to apartment bldg)

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-18 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 20 from PL Rear 20 from PL Special Conditions _____
 Maximum Height 36 #200-94
 CENSUS TRACT _____ TRAFFIC ZONE _____

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 Bill Thrig Date 1/3/95
 Department Approval Jim Dixon Date 3 Jan 1995

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8045
 Utility Accounting CR Date 1-3-95

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)