

FEE \$ 500 -
TCP \$ 10 -

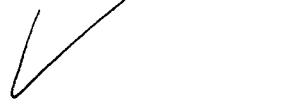
BLDG PERMIT NO. 52536

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

722-9440-01



4070 Anasazi Ct. THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~4070 Anasazi Ct.~~ TAX SCHEDULE NO. 2945-011-77 ~~002~~

SUBDIVISION Vista del Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING _____ BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER John Watson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2755 North Ave. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dale Cole USE OF EXISTING BLDGS _____

(2) ADDRESS 2755 North Ave. DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 248-5497 duplex - residential

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 2 Maximum coverage of lot by structures _____

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

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENS.T. 10 T.ZONE 22 ANN# _____

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 Dale Cole Date 6/13/95

Department Approval Marcia Rabideaux Date 6-13-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8390 - Duplex

Utility Accounting Michelle Fowler Date 6-14-95

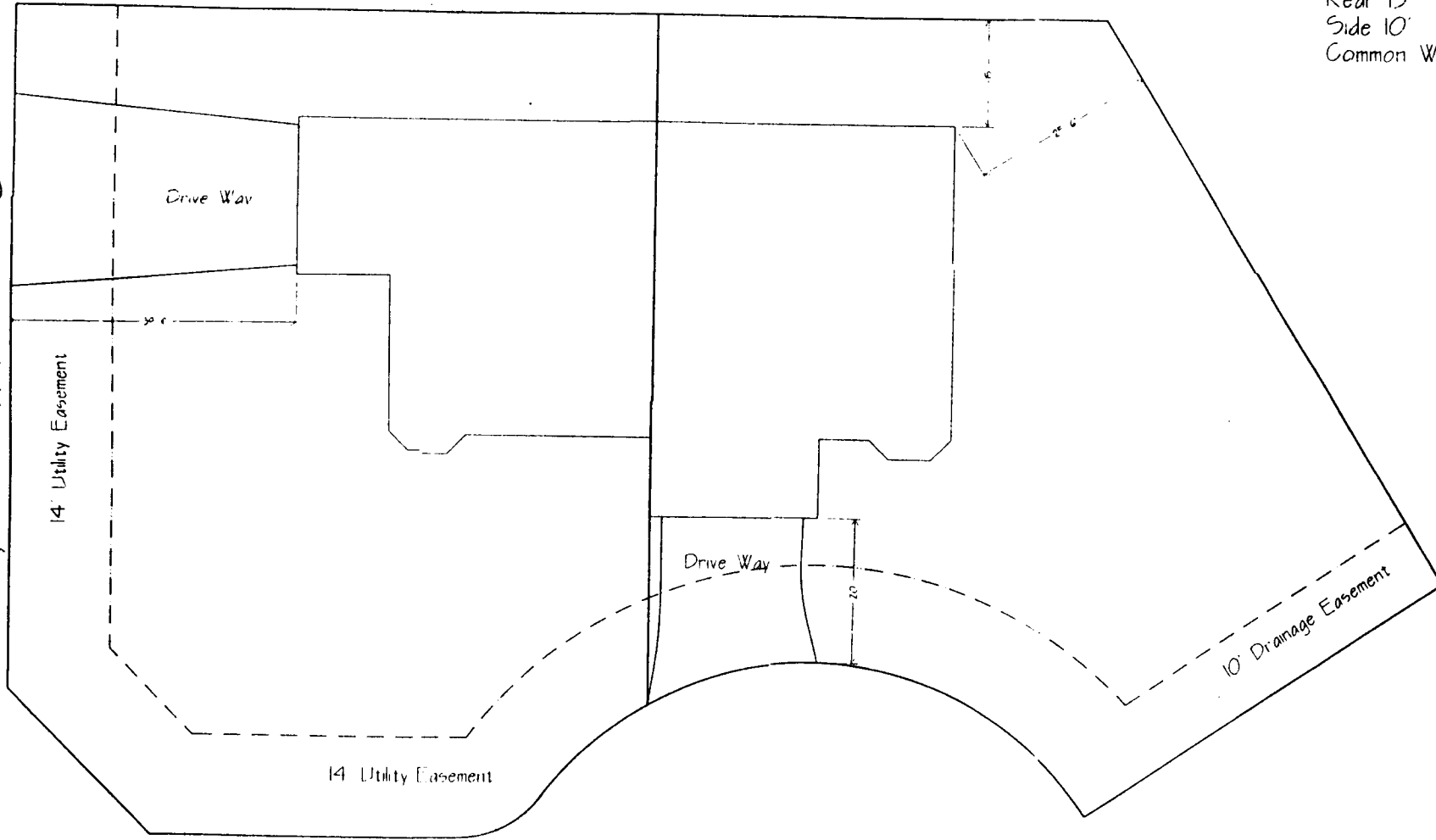
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SET BACKS

From Property Line
Front 20'
Rear 15'
Side 10'
Common Wall 0'

ANASAZI COURT
4070 ANASAZI CT.



~~EAST PIAZZA COURT~~

ACCEPTED ME 6-14-95
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.

NORTH