

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 53507

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

3022-9415-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4075 ANASAZI TAX SCHEDULE NO. 2945-011-76-011
SUBDIVISION Vista Del Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) Ø
(1) OWNER Cole & Co Builders NO. OF DWELLING UNITS
BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2755 N AVE
(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS —
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New Resident - S/F

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 Special Conditions _____
Side 15' from PL Rear 5' from PL or easements
Maximum Height _____ CENS.T. 10 T.ZONE 21 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).

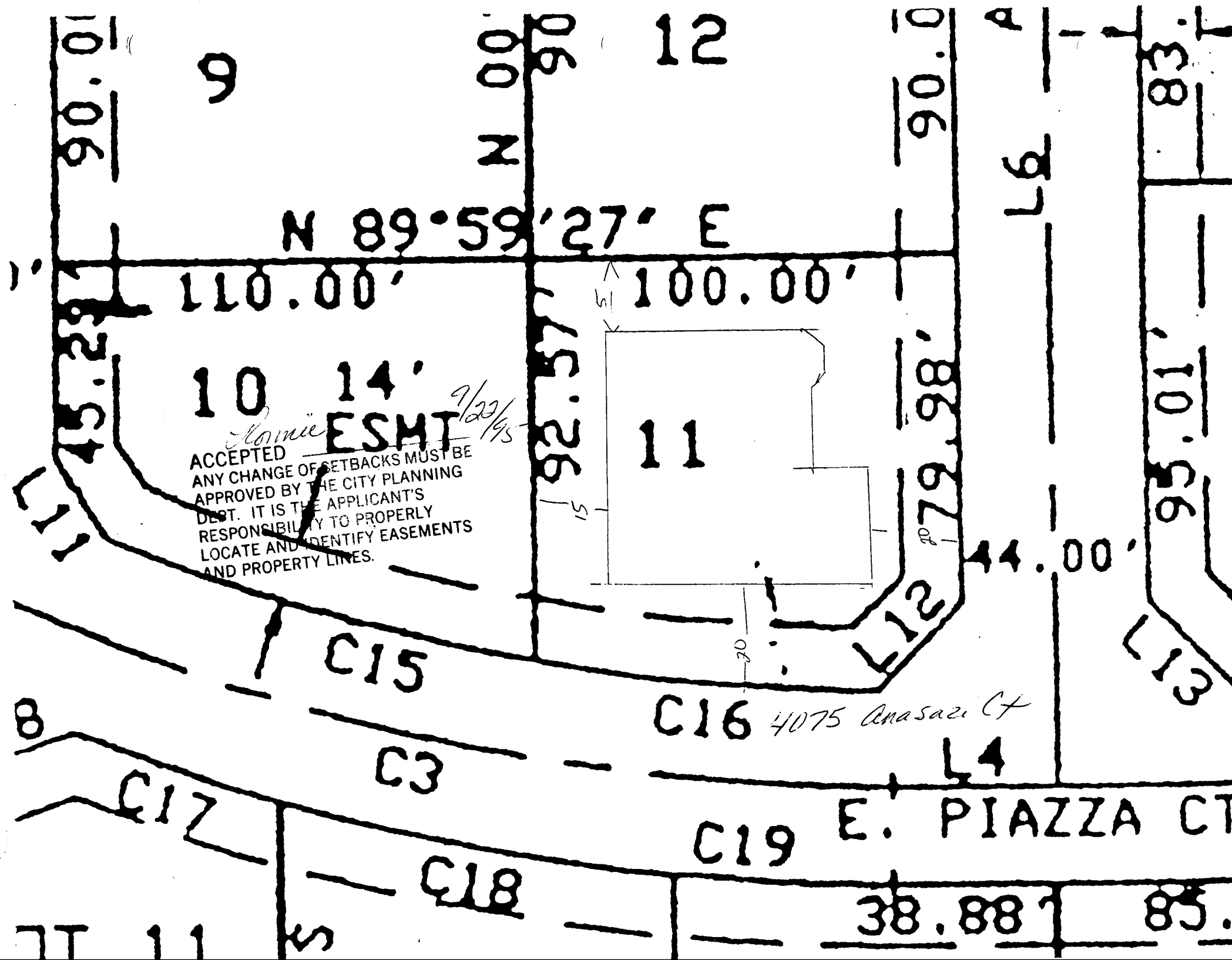
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9-22-95
Department Approval Ronnie Edwards Date 9-22-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8621-S/F
Utility Accounting Millie Jowle Date 9-22-95

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)



ACCEPTED
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.

10 14' ESMT 9/23/95

11

N 89°59'27" E

110.00'

100.00'

90.01'

N 00° 00' 00"

12

90.0

L6

83'

117 45.29'

15 92.37'

112 79.98'

44.00'

109 95.01'

C15

C16 4075 Anasazi Ct

8

C3

L4

C17

C19 E. PIAZZA CT

C18

38.88'

85'

11

5

1