

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 56395

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

✓  
TAP \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4225 ANASAZI CT. TAX SCHEDULE NO. 2945-011-76-014

SUBDIVISION Vista Del Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800

FILING 1 BLK 2 LOT 14 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 New S/F

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: New Construction

(2) TELEPHONE \_\_\_\_\_

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 \_\_\_\_\_  
or easements.

Maximum Height \_\_\_\_\_ 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 Charles W. [Signature] Date 6-3-96

Department Approval Ronnie Edwards Date 6-4-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9251 S/F

Utility Accounting [Signature] Date 6/4/96

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)

LEWOOD  
RT

8

7

ACCEPTED *Commit*  
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.

6/4/96

6

13

DRIVEWAY  
LOCATION OK

5

15

1

4

*J. Kline*  
6-4-96

2

4225 Anasazi Ct

20

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Vista del Norte Sub.