

FEE \$ 10
TCP \$ 93.00

BLDG PERMIT NO. 53804

UPC
JCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3940 West Beermong Lane TAX SCHEDULE NO. 2445-012-66-002
SUBDIVISION Piedmont Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588
Piedmont Ridge Sub
FILING 6 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1497 to 1857
(1) OWNER CKS Builders Inc. NO. OF DWELLING UNITS BEFORE: 19 AFTER: 6 THIS CONSTRUCTION
(1) ADDRESS 616 2412 Road S.W. #1504 NO. OF BLDGS. ON PARCEL BEFORE: 0 AFTER: I THIS CONSTRUCTION
(1) TELEPHONE 242-0123 USE OF EXISTING BLDGS Town Home
(2) APPLICANT CKS Builders DESCRIPTION OF WORK AND INTENDED USE: Single
(2) ADDRESS SOME AS ABOVE Family Townhome / BRK & Studio
(2) TELEPHONE SOME AS ABOVE

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 _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions per file 127-93
Side _____ from PL Rear _____ from PL
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).

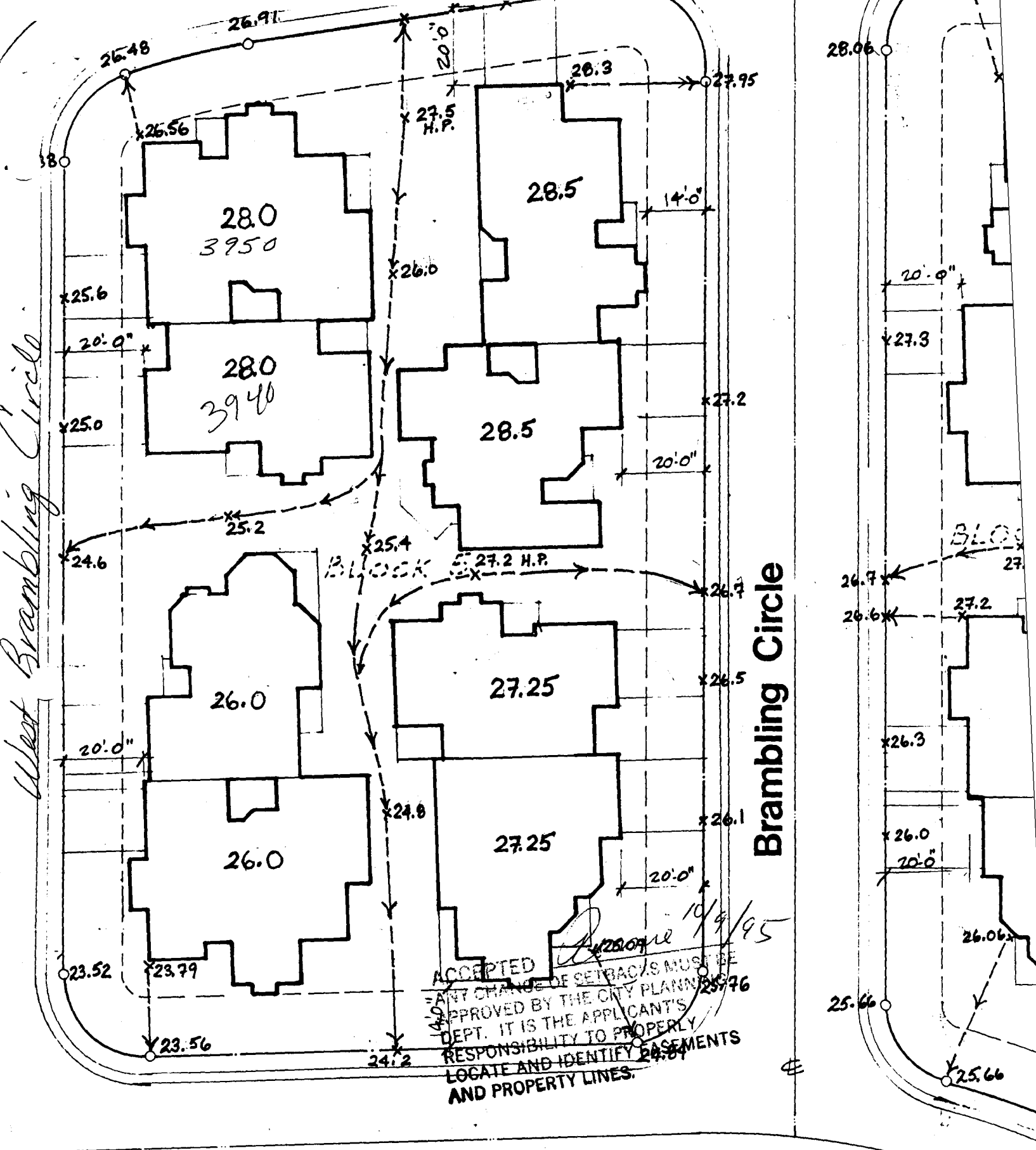
Applicant Signature [Signature] Date 10/9/95
Department Approval Ronnie Edwards Date 10/9/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8653

Utility Accounting Jackie S. Berry Date 10/9/95

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)



Courtland Court

LOGE FILING 6
 93 FOR STREET
 BINGS, COORDINATES