

FEE \$ 10
 TCP \$ 93.00

BLDG PERMIT NO. 53803

*LPC
TOP*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3950 West Bromley Lane TAX SCHEDULE NO. 2945-01266-002
 SUBDIVISION Platinum Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1857
Platinum Pointe Ridge S43
 FILING 6 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1497 to 1857
 (1) OWNER CK Builders, Inc. NO. OF DWELLING UNITS BEFORE: 19 AFTER: 6 THIS CONSTRUCTION
 (1) ADDRESS 676 24th Road CO 81504 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242 6123 USE OF EXISTING BLDGS Downhome
 (2) APPLICANT CK Builders, Inc. DESCRIPTION OF WORK AND INTENDED USE: Single Family
 (2) ADDRESS SPINE AS ABOVE Downhome / BRICK & STUCCO
 (2) TELEPHONE SPINE 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 ANNEX# _____

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).

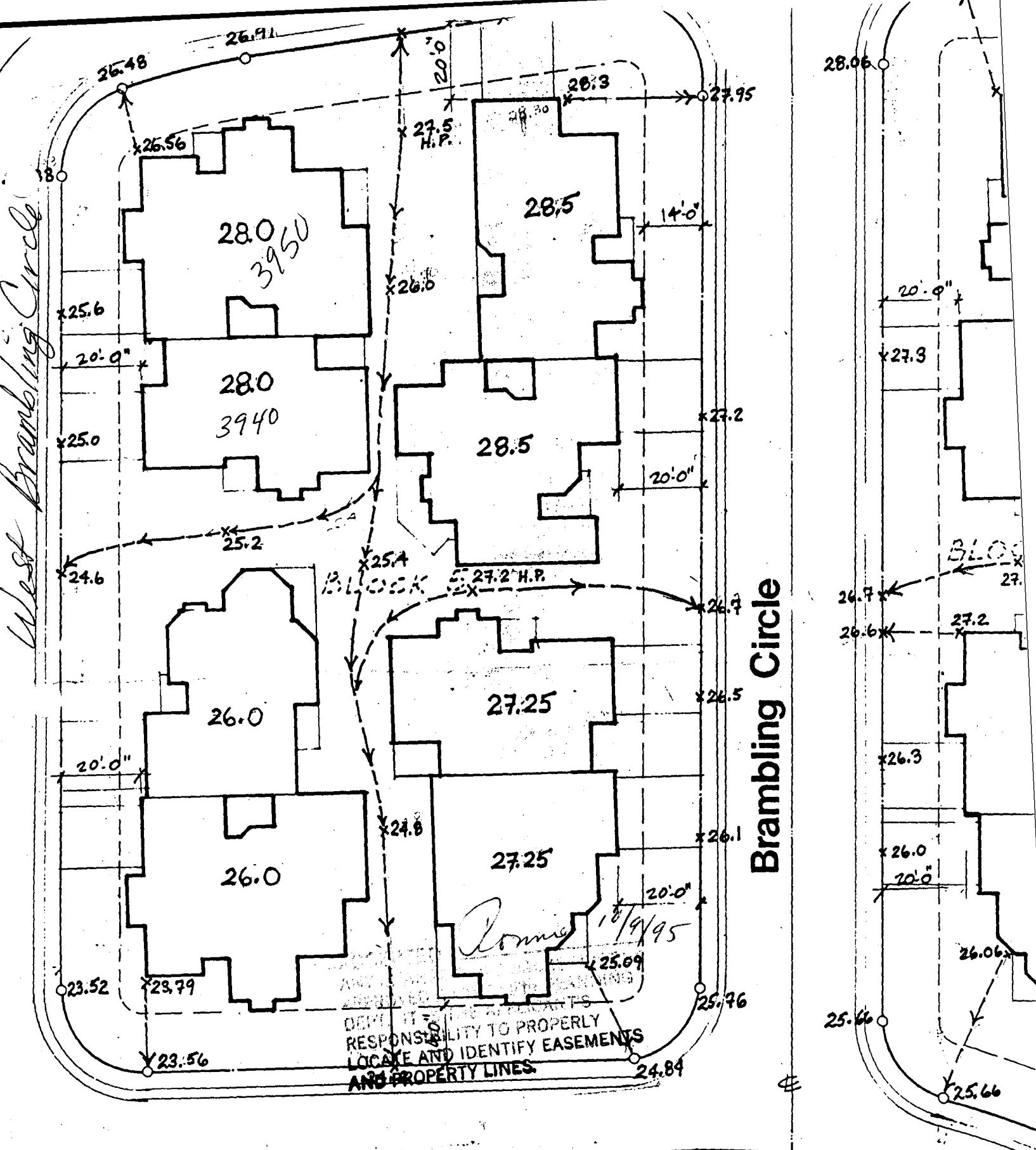
Applicant Signature [Signature] Date 10/9/95
 Department Approval [Signature] Date 10/9/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8652

Utility Accounting [Signature] Date 10/9/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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



Courtland Court

LOGE FILING 6
93 FOR STREET
RINGS, COORDINATES