

FEE \$ 10.00

TCP - \$500.00
Open Sp. Fee - \$225.00

BLDG PERMIT NO. 57952

PLANNING CLEARANCE

Residential (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2660 Cambridge Rd. TAX SCHEDULE NO. 2701-351-40-007
 SUBDIVISION Cambridge Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1830
 FILING BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER GUSO MASONRY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS P.O. Box 2643 Gld. Jct. Co. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 245-2975 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT AL GUSO
 (2) ADDRESS 555 28 1/2 RD. #26 Gld. Jct. Co. DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 245-2975 NEW RESIDENCE
 ✓ 8 1/2 x 11" site plan
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENSUS TRACT 10 TRAFFIC ZONE 17

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 4/5/95
 Department Approval [Signature] Date 4/5/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8226
 Utility Accounting [Signature] Date 4-5-95

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

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

4/5/95

108.86

160'

5'

10'

NEW RESIDENCE

Ronnie Edwards

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.

25'

10'

183.57

LOT 7
BUC 1
CAMBRIDGE SUB.

AL SUSSO

CAMBRIDGE ROAD

2660

