

FEE \$ 10.00

BLDG PERMIT NO. 51359 ✓

TCP 500.00

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2672 Cambridge Rd. SCHEDULE NO. 2701-351-40-013

SUBDIVISION Cambridge Sub - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860 \$

FILING _____ BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Mike Kerstetter NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2672 Cambridge Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-8964 USE OF EXISTING BLDGS NA

(2) APPLICANT Danny Jones DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 690 29 1/2 Rd. Residence - S/F

(2) TELEPHONE 242-2300

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-2.24 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
_____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 20

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 R. Dussu Date 2-28-95

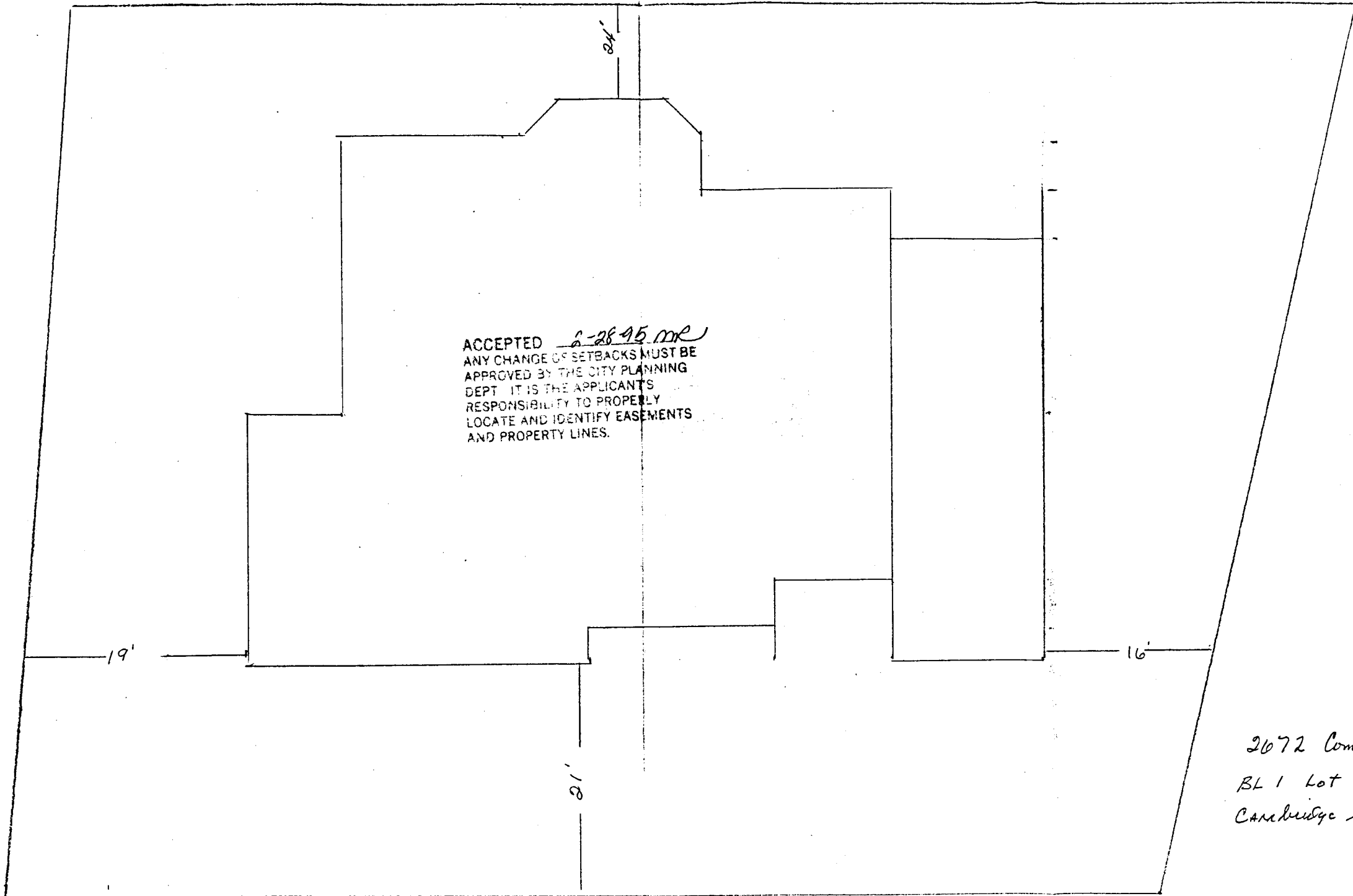
Department Approval Marcia Babideaux Date 2-28-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8146 S/F

Utility Accounting Miller Fowler Date 2-28-95

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)



ACCEPTED *2-28-95 MR*
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.

*2072 Cambridge
BL 1 Lot 13
Cambridge Sub.*

CAMBRIDGE Rd.