

FEE \$	10 ⁰⁰
TCP \$	425 ⁰⁰

BLDG PERMIT NO. 52371

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2706 Cancun Ct TAX SCHEDULE NO. 2701-252-07006
 SUBDIVISION Paradise hills-Phase I SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING 7 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ALAN ROE NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 405 Ridgeway Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-1606
 (2) APPLICANT Alan Roe USE OF EXISTING BLDGS _____
 (2) ADDRESS 405 Ridgeway Dr DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) TELEPHONE 260-1606 Family Dwelling - S/F

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 RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height _____
 CENS.T. 16 T.ZONE 13 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 Alan Roe Date 6/7/95
 Department Approval Ronnie Edwards Date 6-2-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8368

Utility Accounting Mellie Fowler Date 6-7-95

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)

128.94

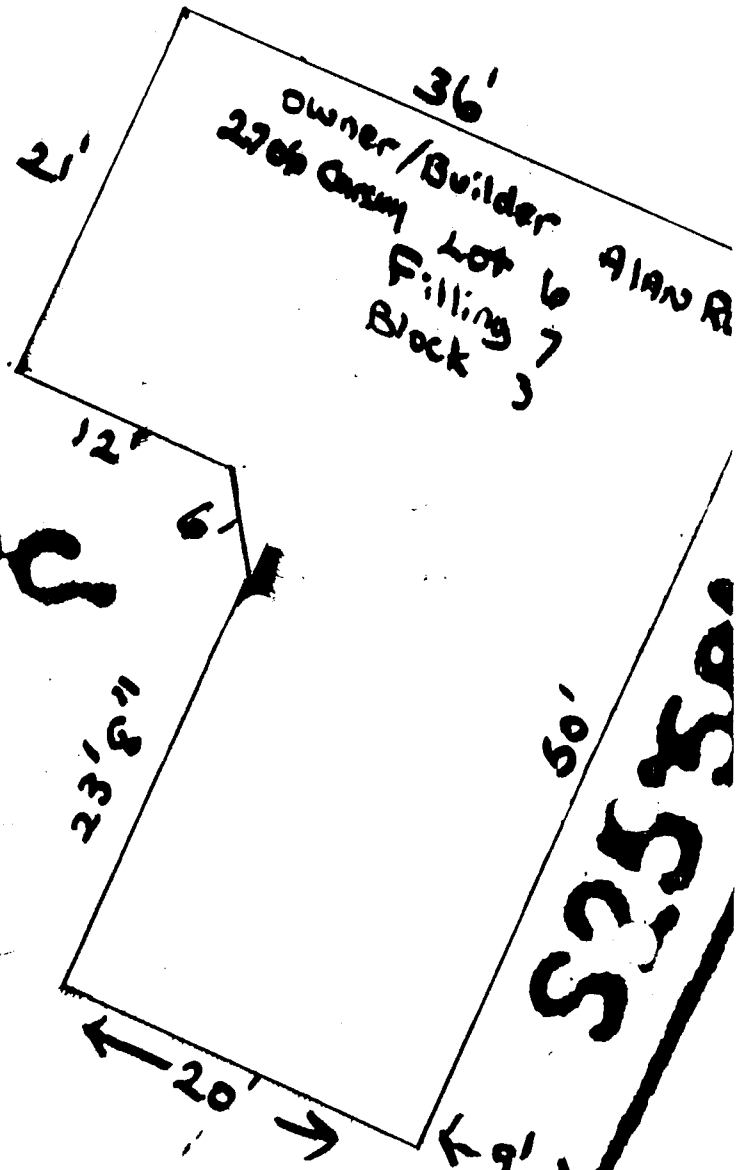
43'

25'

57'

6

0.28 ac



55'

ACCEPTED *Ronnie Edward 9/2/95*
 ANY CHANGE OF TRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

40'

35'

C30

C29