

FEE \$ 10.00

*Couldn't find our original*

BLDG PERMIT NO. 50896

TCP-425.00

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2707 Cancun Ct TAX SCHEDULE NO. 2701-252-01-009  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750  
 FILING BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Alan Roe NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 455 Ridgeway Dr  
 (1) TELEPHONE 213-470 (260-460) NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Alan Roe USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 455 Ridgeway Dr DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 470-470 (260-160) S. on 5th St

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 R5 S Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20 from property line (PL) or 45 from center of ROW, whichever is greater Parking Reqmt 2  
 Side 5 from PL Rear 25 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS TRACT 16 TRAFFIC ZONE 13

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 \_\_\_\_\_ Date 1/3/95  
 x Department Approval Marcia Petridou Date 1-3-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 1111-8050 S/F  
 Utility Accounting Walter Fournier Date 1-3-95

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)