

FEE \$ 10.00

BLDG PERMIT NO. 52484

JCP - 0 -

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3728 Christensen Ct TAX SCHEDULE NO. 2945-012-00-033
 SUBDIVISION Ptormigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1380~~ 1380
 FILING _____ BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Steve + Scott Vaytilla NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1204 N. 7th St
 (1) TELEPHONE 241-7653 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Steve Vaytilla USE OF EXISTING BLDGS N/A
 (2) ADDRESS 1204 N. 7th DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-7653 New Construction - 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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 31

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 Steve Vaytilla Date _____
 Department Approval Marcia Rabideaux Date 5-26-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8338 - S/F
 Utility Accounting Willie Fowler Date 5-26-95

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

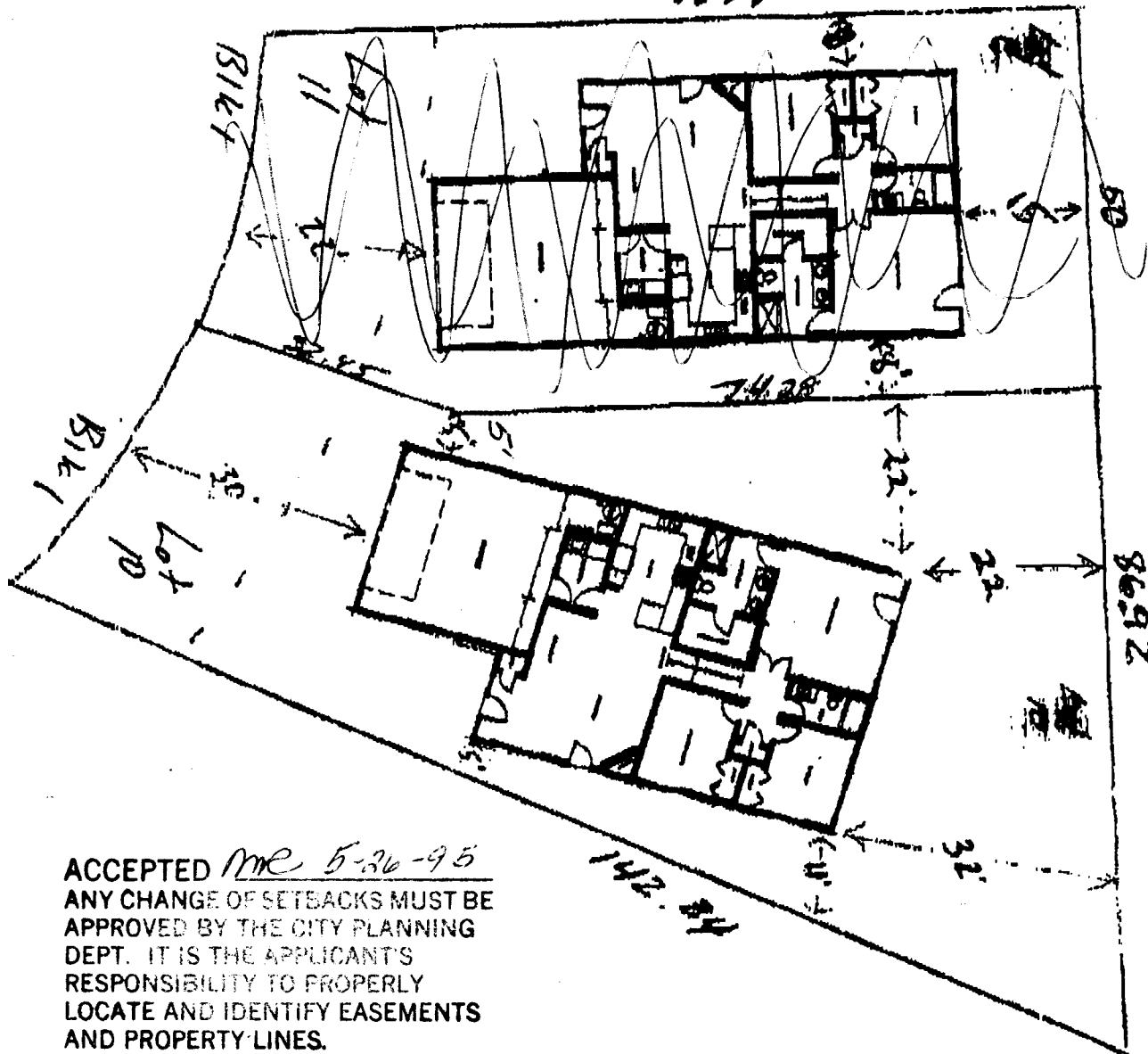
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MR. STEVE VOYTILLA

I have seen your elevation
and floor plan and I approve.

Robert L Sumrall, Pres
Plymouth Ridge North HOA &
ACC. May 24, 1995

94.79



ACCEPTED me 5-26-95
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.