

FEE \$ 10 -

BLDG PERMIT NO. 54369

TCP - 0 -

PLANNING CLEARANCE

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

PC ✓ tel 0
68-011

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3736 Christensen Ct TAX SCHEDULE NO. 2945-012-~~011~~

SUBDIVISION Pteromigan Ridge (Part) SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1180~~ 1380

FILING _____ BLK 1 LOT 11 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 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 241-7653 USE OF EXISTING BLDGS N/A

(2) APPLICANT Steve Vaytilla DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1204 N. 7th New Construction - S/F

(2) TELEPHONE 241-7653

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-4 Maximum coverage of lot by structures _____

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

Side 5' from PL Rear 10' from PL

Parking Req'mt _____

Special Conditions _____

Maximum Height _____

CENSUS TRACT 10 TRAFFIC ZONE 21

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 12-1-95

Department Approval Marcia Rabideaux Date 12-1-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8801-S/F

Utility Accounting Mellie Fowler Date 12-6-95

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)

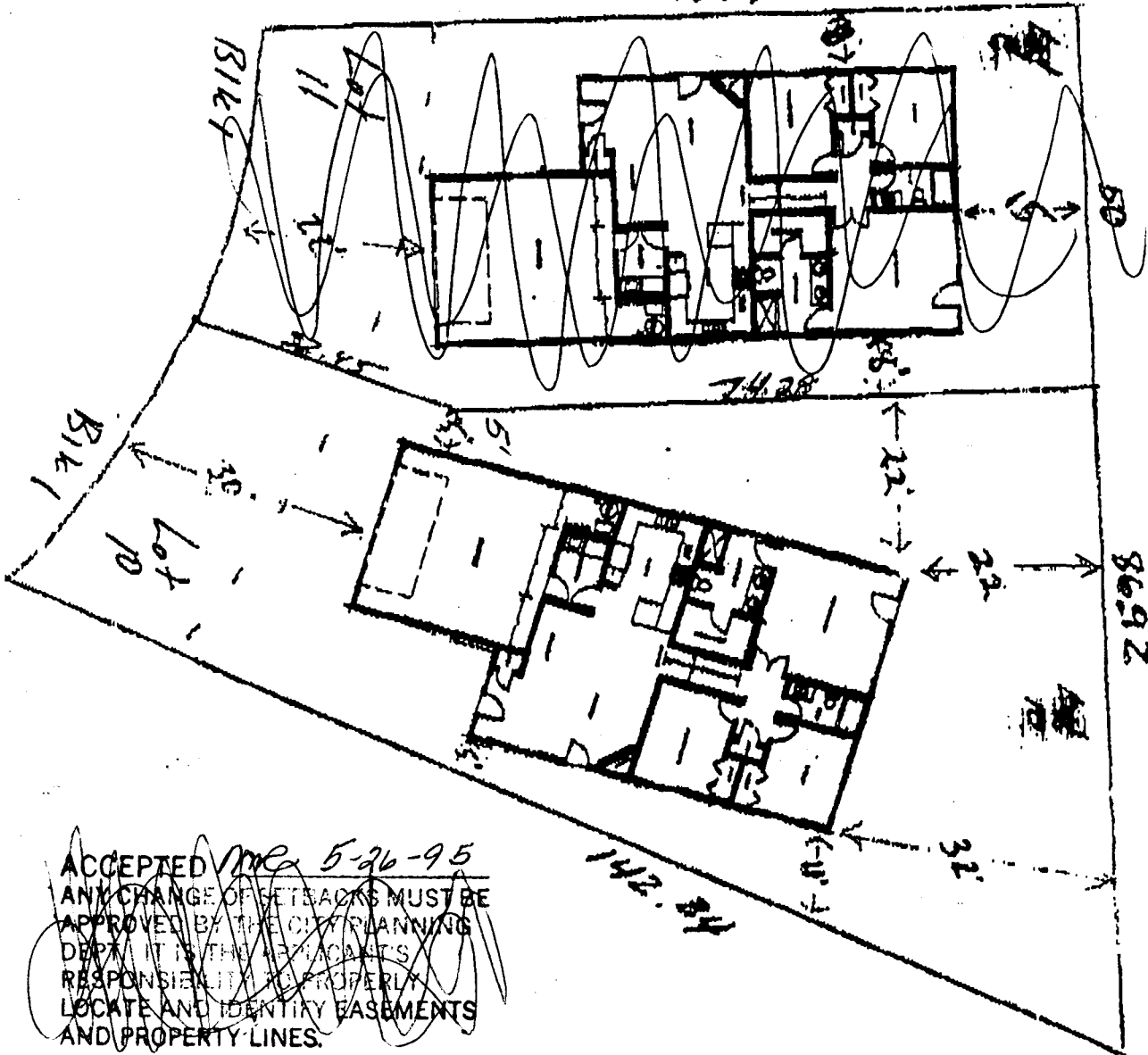
MR. STEVE VOYTILLA

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 MC 12-1-95
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.



ACCEPTED MC 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.