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BLDG PERMIT NO. 53008

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2463 Cimarron Dr TAX SCHEDULE NO. 2701-334-17-006  
SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2095  
FILING 1 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER Chris Carnes NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2682 Paradise Way NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 241-6080 USE OF EXISTING BLDGS —  
(2) APPLICANT Michael Bennett DESCRIPTION OF WORK AND INTENDED USE: New residence  
(2) ADDRESS 22 Pyramid Rd Aspen  
(2) TELEPHONE 920-1136

**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-4.1 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 20' from PL Special Conditions —  
Maximum Height —  
CENS.T. 9 T ZONE 4 ANN# —

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 Michael Bennett Date 8-3-95  
Department Approval Marcia Babione Date 8-3-95

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 8510  
Utility Accounting — Date 8-3-95

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)

Plot Plan Lot 6, Block 1, North Valley  
2463 Cimarron Drive

ACCEPTED 8-3-95 mrc  
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.

↑ N  
20' scale

