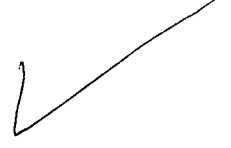


FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 53306

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



3029-4055-01-

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2464 Cimarron TAX SCHEDULE NO. 2701-334-12002  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400  
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Frank Puck NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2692 G<sup>1/2</sup> Rd NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-0287 USE OF EXISTING BLDGS New Home  
 (2) APPLICANT Les Miller Const DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS 2561 Fenton St Home & Garage  
 (2) TELEPHONE 257-9353

**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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 5 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 [Signature] Date 8-30-95  
 Department Approval [Signature] Date 8-30-95

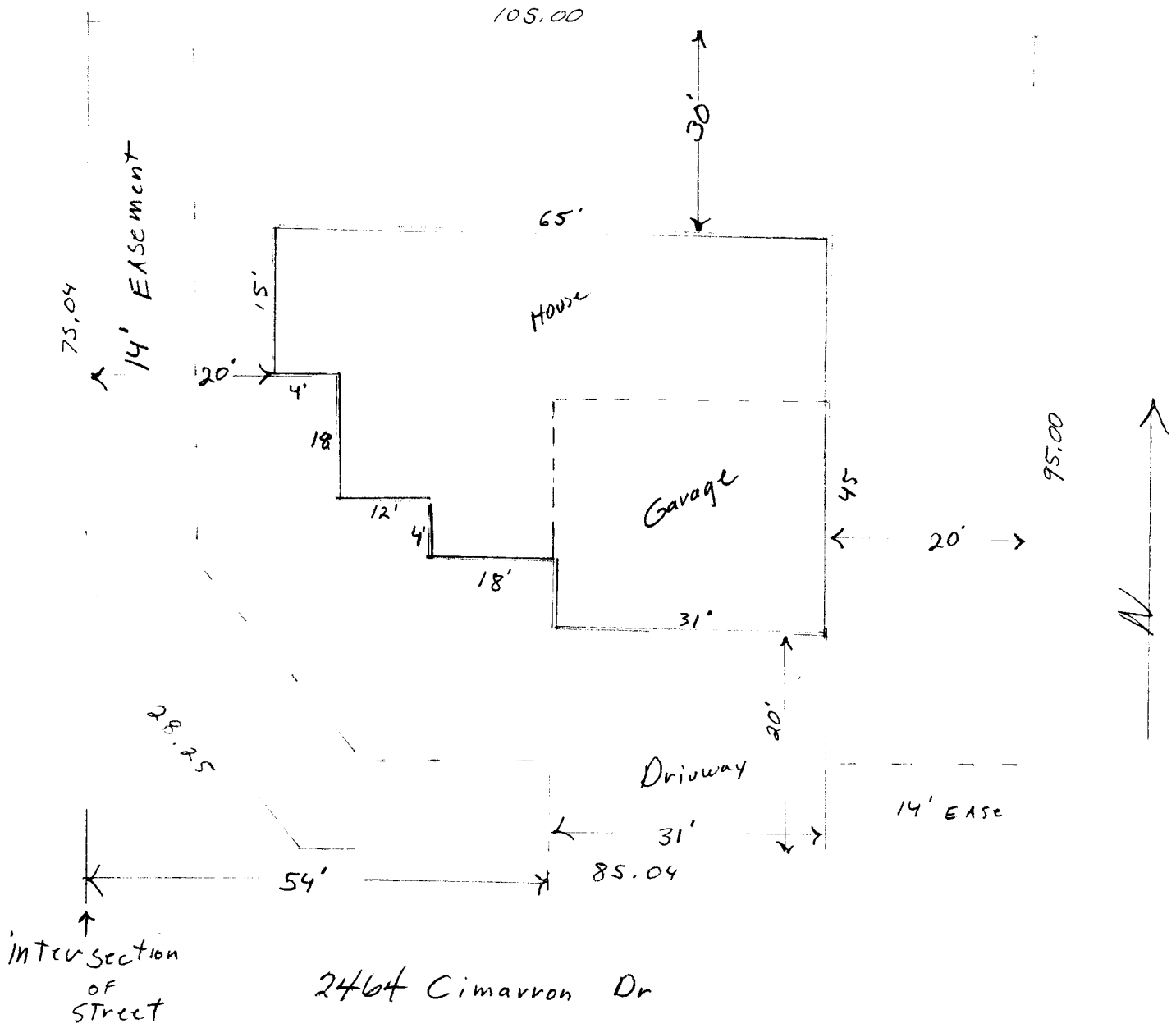
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8573-3/F

Utility Accounting [Signature] Date 8-30-95

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)

Monument View Dr



Owner Frank Park  
Ph. # 241-0287

Lot 2 Bl. 3  
Add # 2464 Cimarron Dr  
Tax # 2701-334-19002

**ACCEPTED** MR 8-30-95  
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.