

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 54498

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

pc: *[Signature]*

3029-4020-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2465 Cimarron Dr. TAX SCHEDULE NO. 2701-334-17-005
SUBDIVISION North Valley #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2274
FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER G Road LLC NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 22 Pyramid Rd.
(1) TELEPHONE 970-920-1136 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT same USE OF EXISTING BLDGS Reside
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ Residential 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-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
Side 5' from PL Rear 20' from PL Special Conditions ACCD approval required
Maximum Height _____ CENS.T. 19 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 [Signature] Date 12/11/95
Department Approval [Signature] Date 12-11-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8809- S/F

Utility Accounting [Signature] Date 12-11-95

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)

2465 Cimarron Drive

Lot 5, Block 1, North Valley

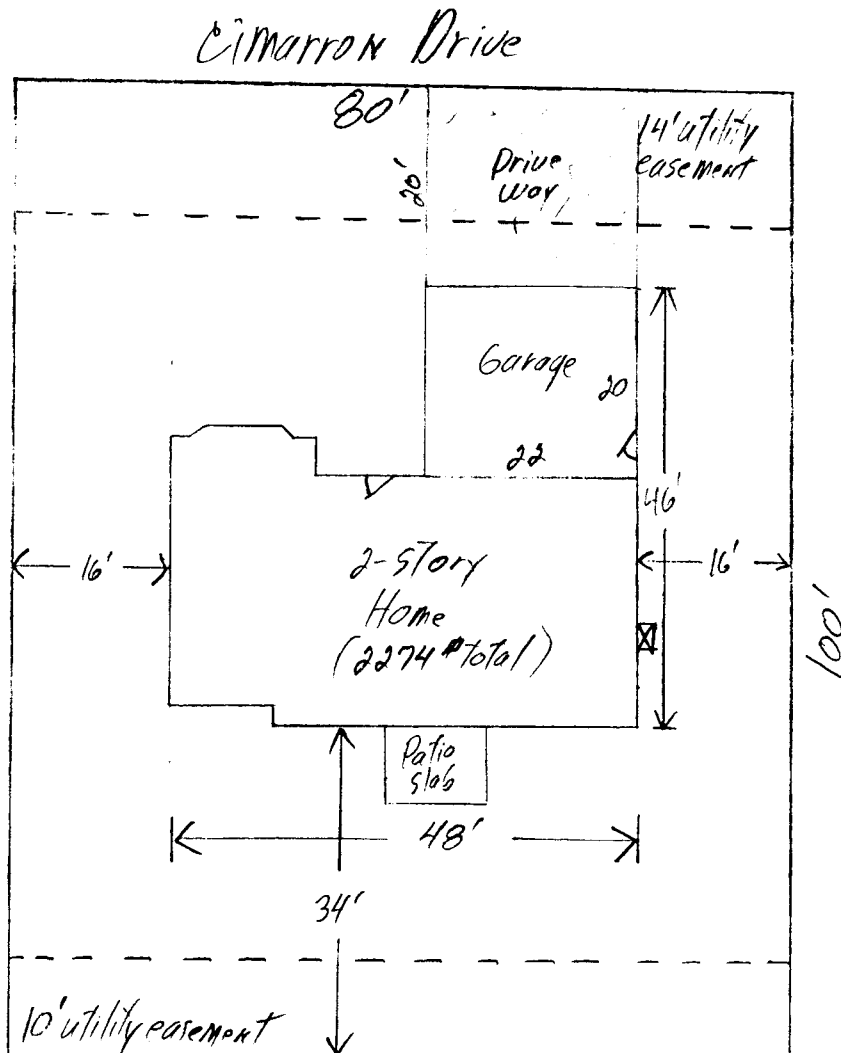
Subd. filing # 1

2701-334-17-005



Scale

1/4" = 1'0"



Minimum setback requirements:

Front: 20'

Side: 5'

Rear: 20'

ACCEPTED MR 12-11-95
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.