

FEE \$	10. ⁰⁰
TCP \$	0

BLDG PERMIT NO. 52810

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



3029-4060-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2466 Camarron Dr. TAX SCHEDULE NO. 2701-334-19-001

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 SF

FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Les Miller NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 799 W. Wilshire Ct NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2206 USE OF EXISTING BLDGS New Home

(2) APPLICANT Les Miller DESCRIPTION OF WORK AND INTENDED USE: S/F home

(2) ADDRESS Same

(2) TELEPHONE Same

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 _____
45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' 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 Les Miller Date 7-18-95

Department Approval Gronnie Edwards Date 7-18-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8473-S/F

Utility Accounting Melba Fowler Date 7-18-95

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

