

FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 52407

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2467 Cimarron Dr TAX SCHEDULE NO. 2701-334-17-004 ✓

SUBDIVISION North Vally SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630

FILING 1 BLK A1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Michael A. Bennett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 22 Pyramid Rd Aspen NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-920-1136 USE OF EXISTING BLDGS _____

(2) APPLICANT Michael A. Bennett DESCRIPTION OF WORK AND INTENDED USE: 1

(2) ADDRESS 22 Pyramid Rd Aspen residence - S/F

(2) TELEPHONE 970-920-1136

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

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 A. Bennett Date 6-6-95

Department Approval Ronnie Edwards Date 6-6-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8359 - S/F

Utility Accounting Mellie Fowler Date 6-6-95

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)

2467 CIMARRON DR.
LOT 4, BLOCK 1,
NORTH VALLEY

MICHAEL BENNETT
OWNER, CONTRACTOR

80 ft - 0"

ACCEPTED *Permit 6/16/15*
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.

10' easmt

100' - 0"

North
↓

18'-0"

50'-0"

21'-0"

58'-0"

21'-0"

100' - 0"

10' easmt

80' - 0"

CIMARRON DRIVE

PATIO

3 BEDROOM, 2 BATH
1630 SQ. FT. RANCH
STYLE HOUSE.

50' x 58'

PORCH

GARAGE

