

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 52913

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

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2474 CIMARRON TAX SCHEDULE NO. 2701-334-10-008
 SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2001
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MYRON STANLEY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 539 205 RD
 (1) TELEPHONE 243 3624 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT CHARLES EDGAR USE OF EXISTING BLDGS _____
 (2) ADDRESS 2461 CIMARRON DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-3624 (new) SGL FAMILY RES.

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 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 15' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 9 T.ZONE 4 ANNEX# _____

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).

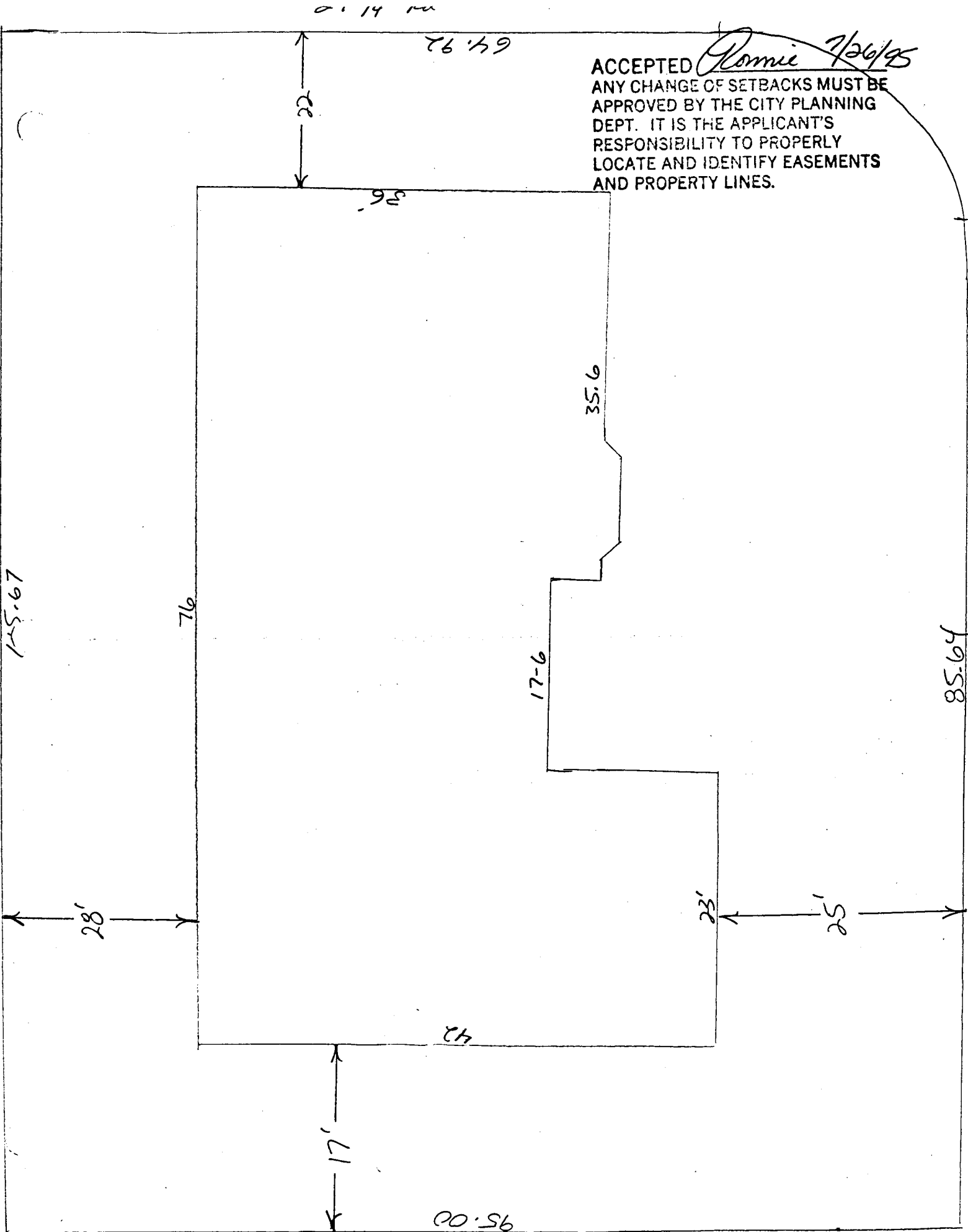
Applicant Signature Charles Edgar Date 7-26-95
 Department Approval Ronnie Edwards Date 7-26-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8490

Utility Accounting Richardson Date 7-26-95

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)



ACCEPTED *Romie 7/26/95*

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.

125.67

76

28'

17'

42

92.5'

28

17-6

35.6

23'

25'

85.64

95.00

0.14 ac