

FEE \$ N/C  
TCP \$ —

Interior (Residential)

BLDG PERMIT NO. 52693

### PLANNING CLEARANCE

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

3021-9300-02-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 746 Continental Dr. TAX SCHEDULE NO. 2701-354-36-003  
 SUBDIVISION Country Club Est. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720 (FINISH)  
 FILING — BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 3100#  
 (1) OWNER SCOTT COLEMAN NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 746 CONTINENTAL DR.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_  
 (2) APPLICANT JIM WEST-BUILDER, INC USE OF EXISTING BLDGS RESIDENCE  
 (2) ADDRESS 759 HORIZON DR., GJ DESCRIPTION OF WORK AND INTENDED USE: EXISTING  
 (2) TELEPHONE 242-4310 BASEMENT FINISH

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 RSF-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Interior work  
 Maximum Height \_\_\_\_\_ only  
 CENS.T. 10 T.ZONE 17 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 James West Date June 23, 1995  
 Department Approval Ponnie Edwards Date 6/23/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - no change in S/F use  
 Utility Accounting Mellie Foule Date 6-23-95

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)