

FEE \$	10 ⁰⁰
TCP \$	93 ⁰⁰

BLDG PERMIT NO. 52923

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1551 CORTLAND CT. TAX SCHEDULE NO. 2945-012-63-007

SUBDIVISION PTARMIGAN ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1560

FILING 6 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JACK & DIANE O'NEAL NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 416 ELM CT.

(1) TELEPHONE 245-5738 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS N/A

(2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW RESIDENCE

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 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater

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

Maximum Height _____

CENS.T. 10 T.ZONE 21 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 7/28/95

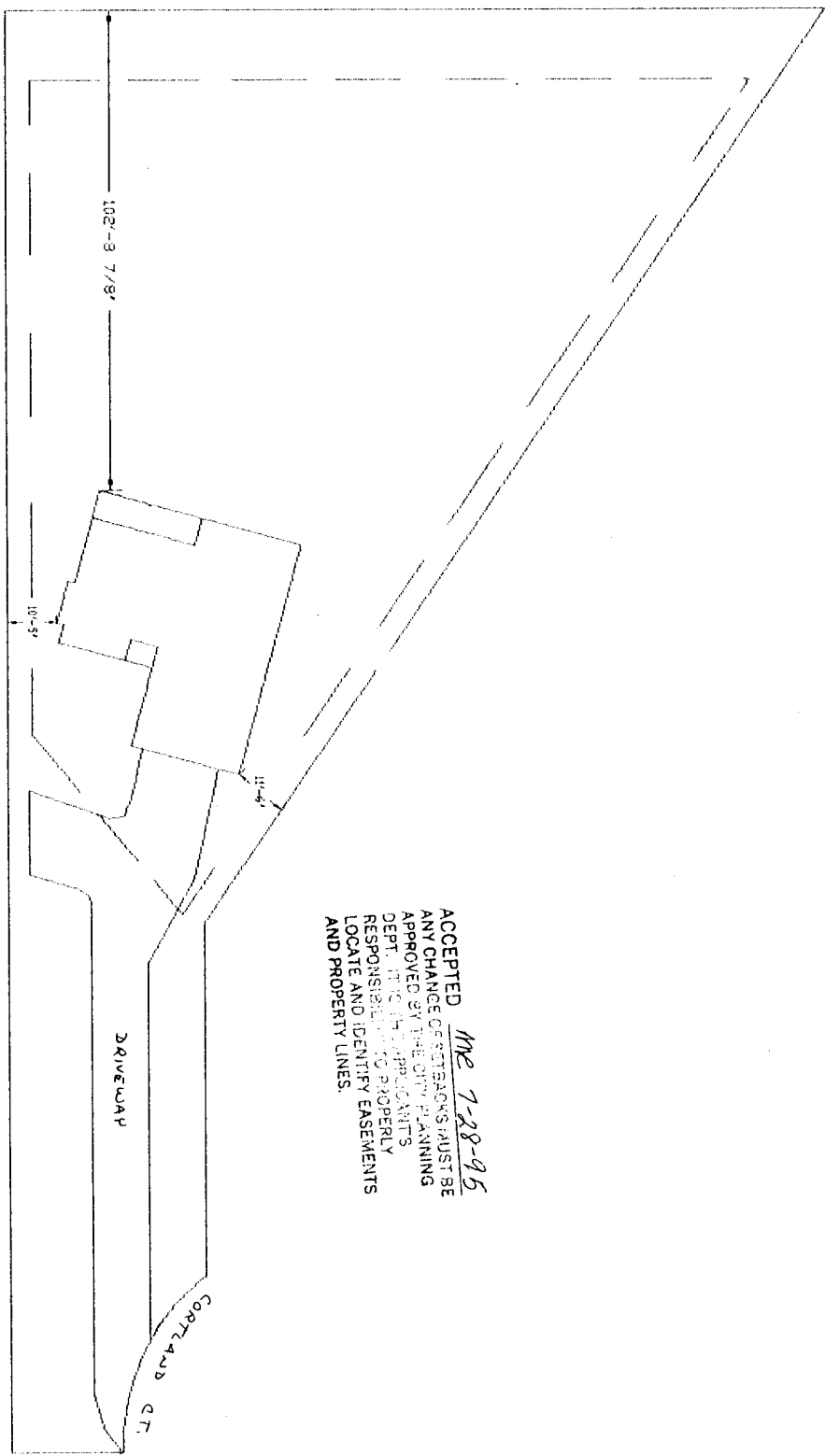
Department Approval [Signature] Date 7-28-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8500

Utility Accounting [Signature] Date 7/28/95

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 ME 7-28-95
ANY CHANGE CERTIFICATES MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANTS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.