

FEE \$ 10.00
TCP \$ 93.00

BLDG PERMIT NO. 52065

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1801 Cortland Ct TAX SCHEDULE NO. 2945-012-63-001
SUBDIVISION Pinnacle #6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2124
FILING 6 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER BENNETT Const NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 833 24 1/2 Rd
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-0795 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT LARRY BENNETT USE OF EXISTING BLDGS New Single Family
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New Single Family

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 30' 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 _____ Date 5-9-95

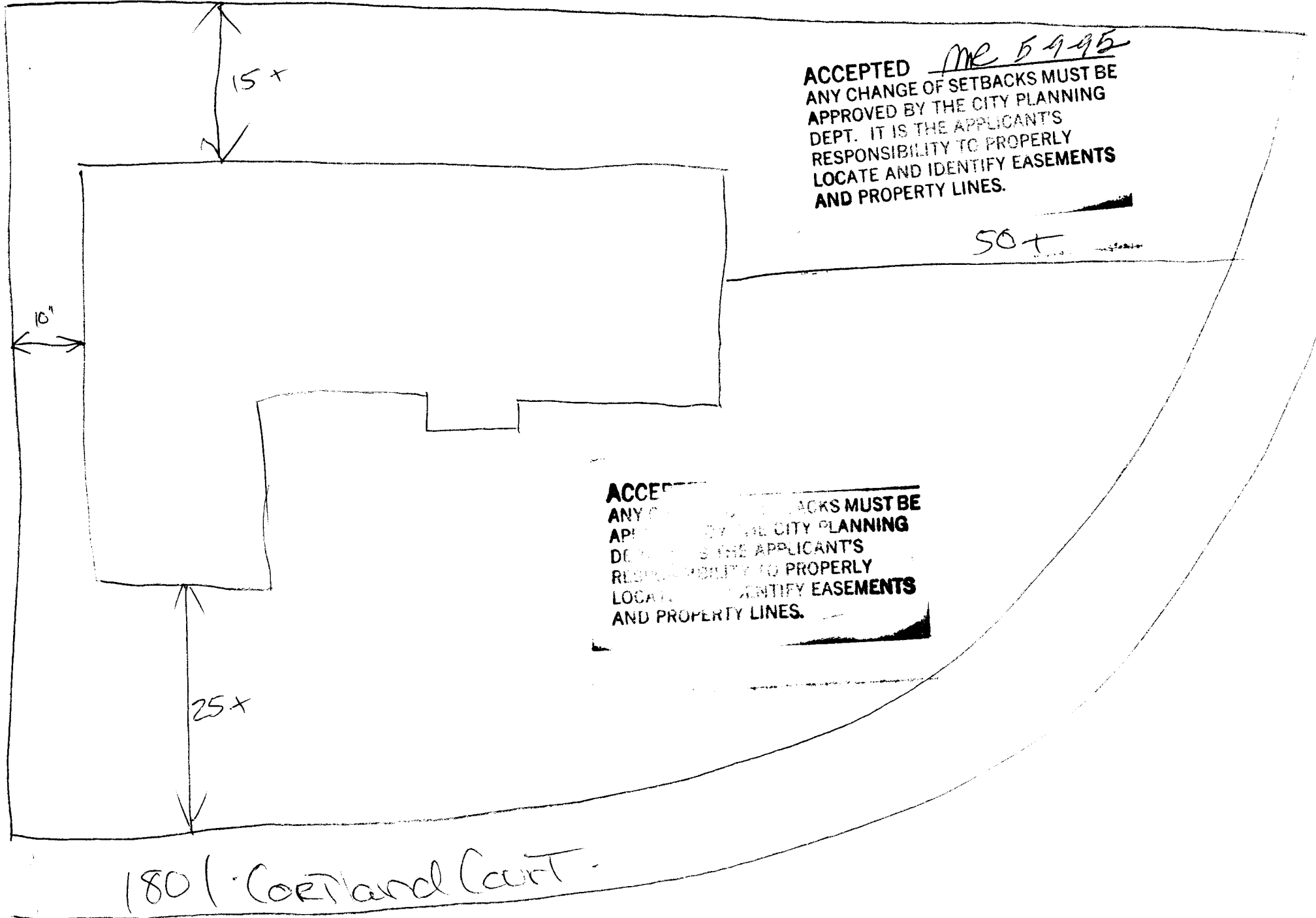
Department Approval Marcia Robideaux Date 5-9-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8298 S/F

Utility Accounting Millee Fowler Date 5-9-95

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 5-9-95*
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.

50+

ACCEPTED
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.

180 / Cortland Court