

FEE \$ 10<sup>00</sup>  
 TCP \$ 93<sup>00</sup>

BLDG PERMIT NO. 52782

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

3022-7750

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1830 Courtland Ct TAX SCHEDULE NO. 2945-012-64002  
 SUBDIVISION Pfarmigan Ridge #6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 sq ft  
 FILING # 6 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Rudy Herrera NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1830 Courtland Ct  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT John J. Tolman USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 664 1/2 Budlong DESCRIPTION OF WORK AND INTENDED USE: Construction  
 (2) TELEPHONE 245-3166 of new Residence S/F

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 \_\_\_\_\_  
4/5' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' one side from PL Rear \_\_\_\_\_ from PL  
none - triangle shape  
 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).

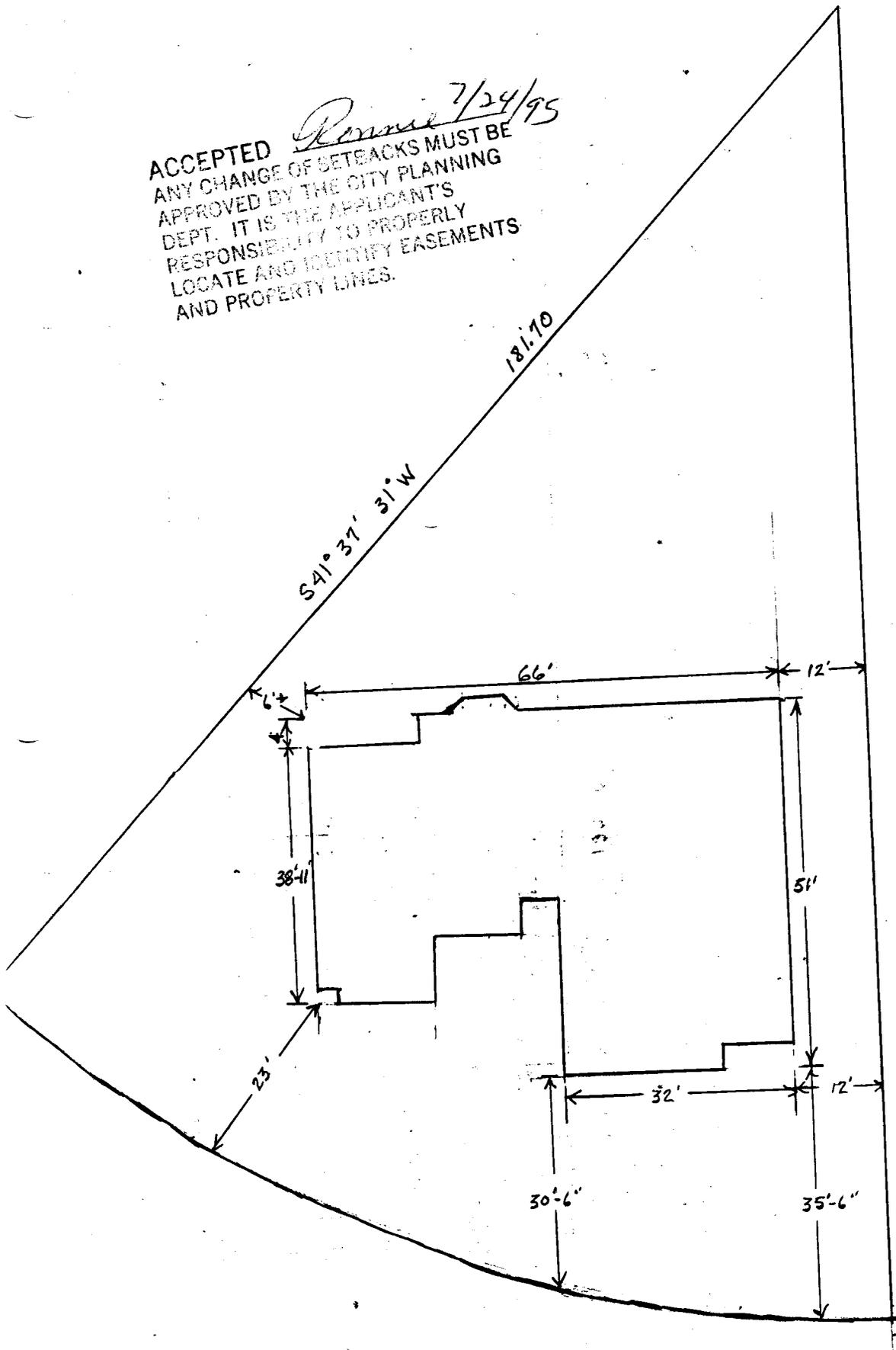
Applicant Signature John J. Tolman Date July 24, 1995  
 Department Approval Pornie Edwards Date 7/24/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W08486 S/F  
 Utility Accounting Miller Fowle Date 7-24-95

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 *Rennie* 7/24/95  
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.



29488 SF  
0.68 AC

*JJ*  
1830 Cortland Ct.  
Lot 2 Blk. 3 Ptarmigan Ridge #6