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BLDG PERMIT NO. 51194

TCP 0

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 518 DAVE Ct TAX SCHEDULE NO. 2945-083-22-028
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1780
 FILING 2 BLK 3 LOT 28 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER John A. Nelson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon Dr Suite A.
 (1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Monument Homes USE OF EXISTING BLDGS S/F
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ NEW 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 3.5. Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 28' CENSUS TRACT 14 TRAFFIC ZONE 91

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 2-16-95
 Department Approval Ronnie Edwards Date 2-16-95

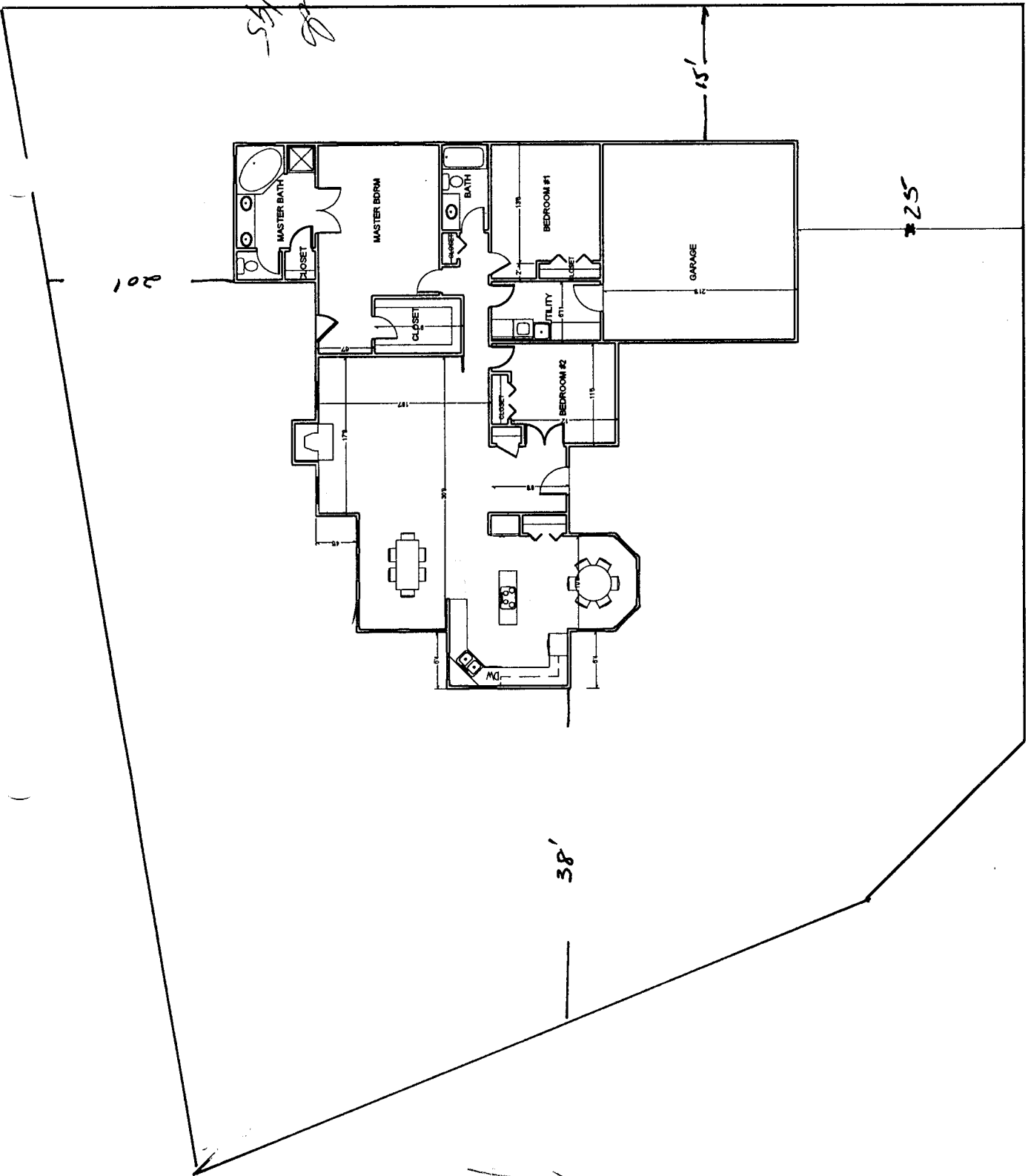
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8123 S/F
 Utility Accounting Millie Fowler Date 2-16-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTED
ANY CHANGE OF USE MUST BE APPROVED BY THE PLANNING DEPT. FOR THE LANDOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Donna Edwards
shaks



Front