

FEE \$ 10.00

BLDG PERMIT NO. 51446

TCP-500.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2845 1/2 Grand... TAX SCHEDULE NO. 1943 012 16 036
SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
FILING 1 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER John B. Curtis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1847 Monument Canyon Dr. 81503
(1) TELEPHONE 245-7425 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: Construct
(2) TELEPHONE Single family 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 Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or Parking Req'mt
from center of ROW, whichever is greater
Side 0' from PL Rear 0' from PL Special Conditions 10' between buildings
& ACCO approval required
Maximum Height CENSUS TRACT TRAFFIC ZONE

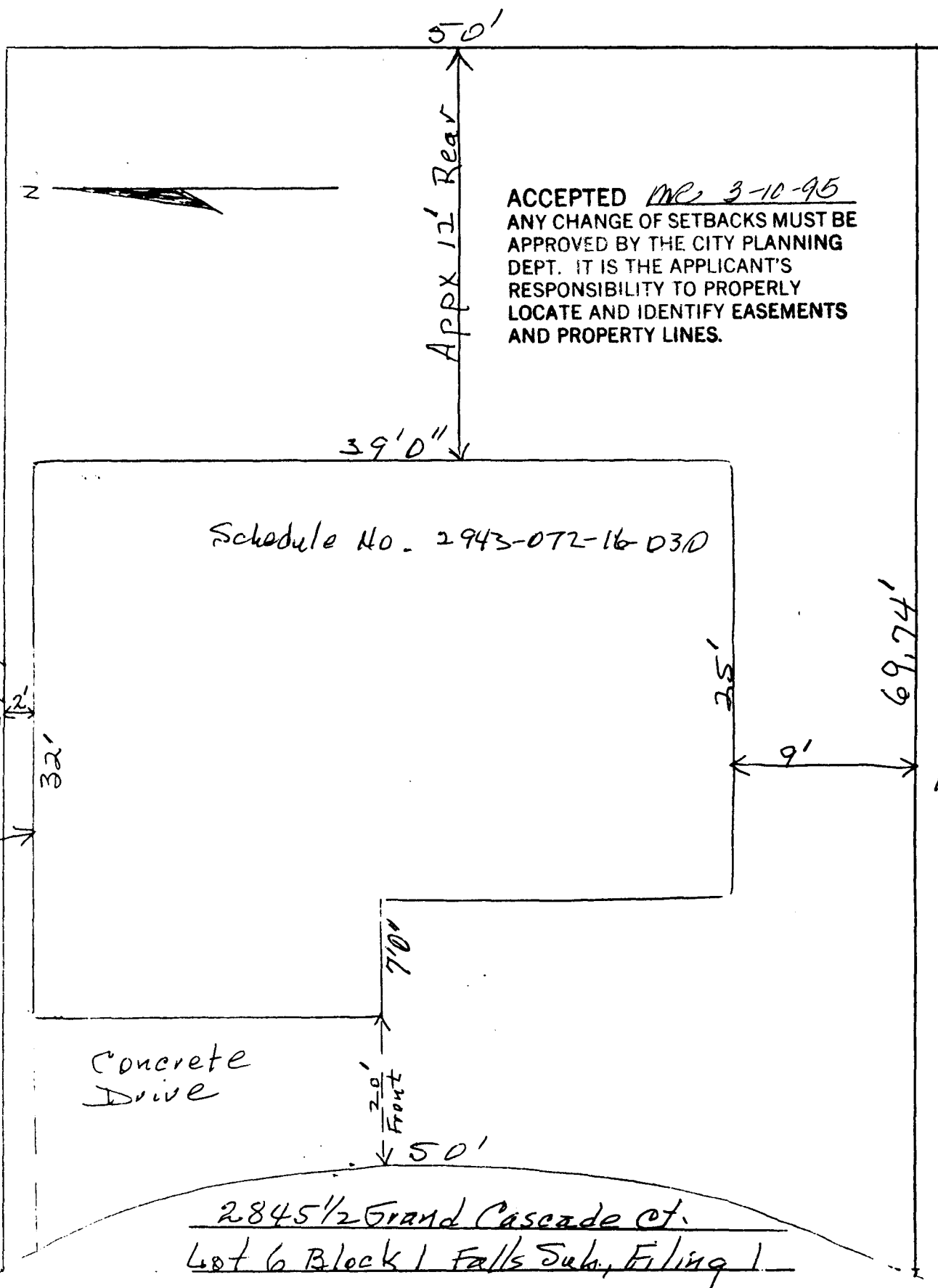
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 B. Curtis Date 3-10-95
Department Approval Marcia Pradeaux Date 3-10-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8161- S/F
Utility Accounting Mollie Fowler Date 3-10-95

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)



ACCEPTED MC 3-10-95  
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.

Schedule No. 2943-072-16-030

Concrete Drive

2845 1/2 Grand Cascade Ct.  
Lot 6 Block 1 Falls Sub, Filing 1

30' to  
Next  
House  
from  
Property  
line

25'  
Between  
Drives

50'  
APPRX 12' Rear

39'0"

69.74'

9'

25'

7'0"

20'  
Front

50'

69.45'

32'

