

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54475

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

*PC
top*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>519 GROUND CT</u>	TAX SCHEDULE NO.	<u>2945-083-22-003</u>
SUBDIVISION	<u>SOUTH RIM</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>2380^{sq}' HOME 8900^{sq}' GARAGE</u>
FILING	<u>2</u> BLK <u>3</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S)	<u>0</u>
(1) OWNER	<u>BOB STROBL</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>ONE</u> THIS CONSTRUCTION
(1) ADDRESS	<u>421 W. MAYFIELD DR G.D.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>ONE</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>970 243 4624</u>	USE OF EXISTING BLDGS	<u>RESIDENCE</u>
(2) APPLICANT	<u>SKELTON CONCR</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>NEW</u>
(2) ADDRESS	<u>706 IVY PL G.D.</u>		
(2) TELEPHONE	<u>970 245-9008</u>		<u>HOME</u>

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	<u>PR3.5</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>25'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>10'</u> from PL		
Rear	<u>20'</u> from PL		
Maximum Height	_____	CENS.T.	<u>14</u> T.ZONE <u>91</u> 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).

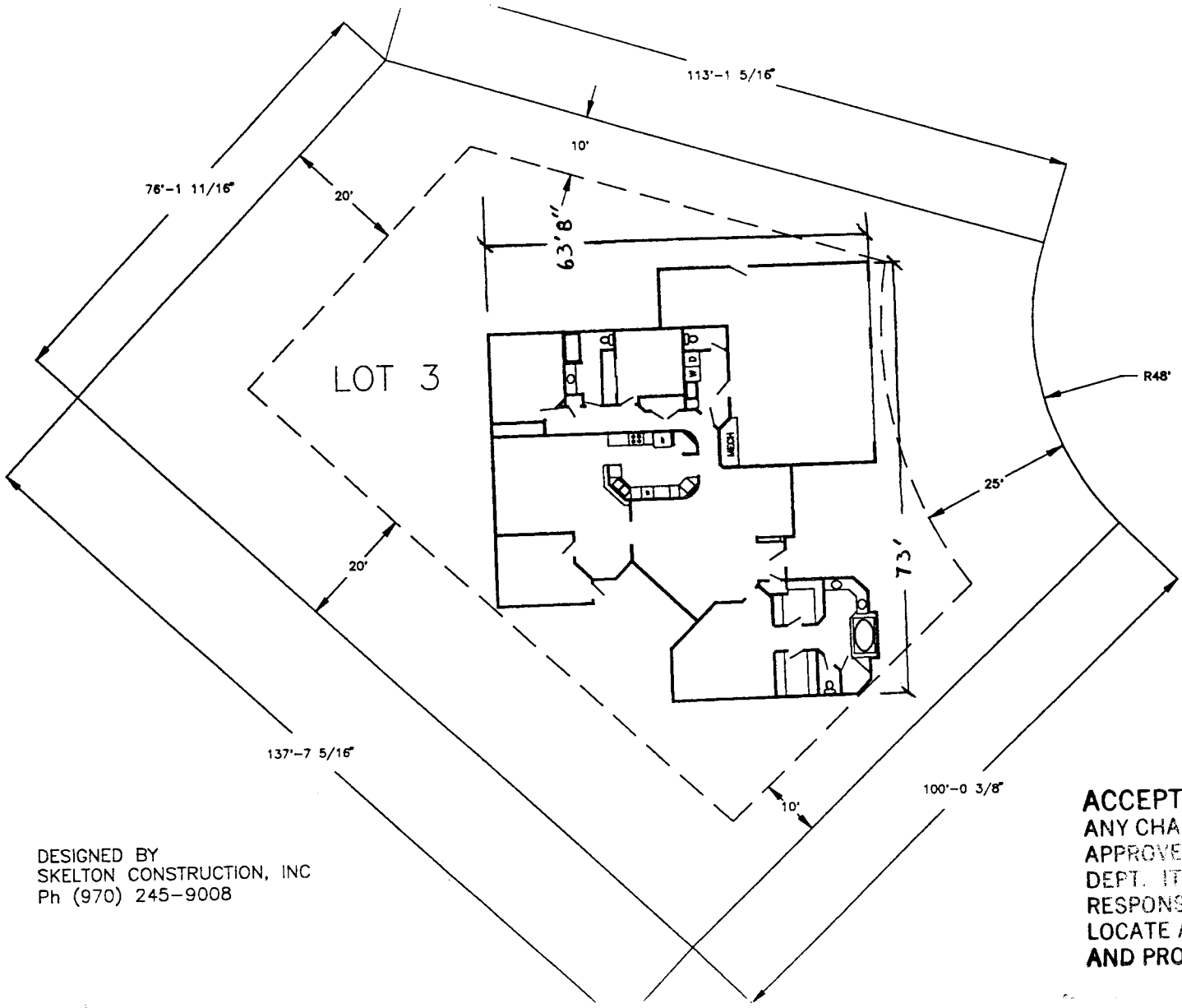
Applicant Signature	<u>Dee Stanton</u>	Date	<u>12-12-95</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>12-12-95</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____	W/O No.	<u>8816</u>
Utility Accounting	<u>Richardson</u>	Date	<u>12-12-95</u>

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)

14438^{sq} LOT



519
 GROUSE CT
 SOUTH RIM
 SUBDIVISION
 LOT 3
 BLK 3
 FILE 2

DESIGNED BY
 SKELTON CONSTRUCTION, INC
 Ph (970) 245-9008

ACCEPTED *Ronnie* 12/12/95
 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.