

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

BLDG PERMIT NO. 52157

TCP 0

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 782 Jordanna Rd. TAX SCHEDULE NO. 2701-351-47-023  
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000  
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Mark H Bebee NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1520 Parmigan Ct. N.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-7198  
 (2) APPLICANT same USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ 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 FR 4.2 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 7' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 13

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 Mark H Bebee Date 5/8/95  
 Department Approval Ronnie Edwards Date 5/9/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8312 - S/F  
 Utility Accounting Miller Fowler Date 5-16-95

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)

CENTENNIAL CONSTRUCTION  
MARK BEBEE  
242-7198

SITE PLAN  
782 JORDANNA ROAD  
BLK 1 LOT 8  
ALPINE MEADOWS SUB.  
2701 351 47 023

JORDANNA ROAD

DRIVEWAY

10' UTILITY EASEMENT

NORTH

99.11'

88.28'

20'

21'

19'

23'

10' UTILITY EASEMENT

AMBER WAY

**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.

*Ronnie Edwards*  
5/9/95