

FEE \$ 1000
TCP \$ 5000

BLDG PERMIT NO. 54563

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

TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 423 1/2 Pleasant TAX SCHEDULE NO. 2945-174-33-013
SUBDIVISION The Pidges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
FILING 6 BLK 29 LOT 13A SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER BOOKOUT BUILDERS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 316 Cedar St. 81503 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 242-2212
(2) APPLICANT Same USE OF EXISTING BLDGS N/A
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New 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-4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req't 2 spaces
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 10' from PL Special Conditions single level, uncovered decks
Maximum Height 25' can extend into setbacks up to 7'
CENS.T. 14 T.ZONE 96 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 [Signature] Date 12-19-95
Department Approval [Signature] Date 12-19-95
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 8834 - transferred tap
Utility Accounting [Signature] Date 12-19-95 from 375 Hillview

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)



121 CHIPETA AVE. GRAND JUNCTION CO 81501 303/243-0929

TO: Kathy
City Planning

FAX # 244-1599

FROM: Ted Munkres
Free Style, Inc.

TIME SENT: 12:00 PM

NUMBER OF PAGES 2
(including cover page)

TO: City Planning - Attention Kathy
FAX: 244-1599

FROM: Ted Munkres - Free Style, Inc.
FAX: 243-9940

RE: Construction of a residence at:

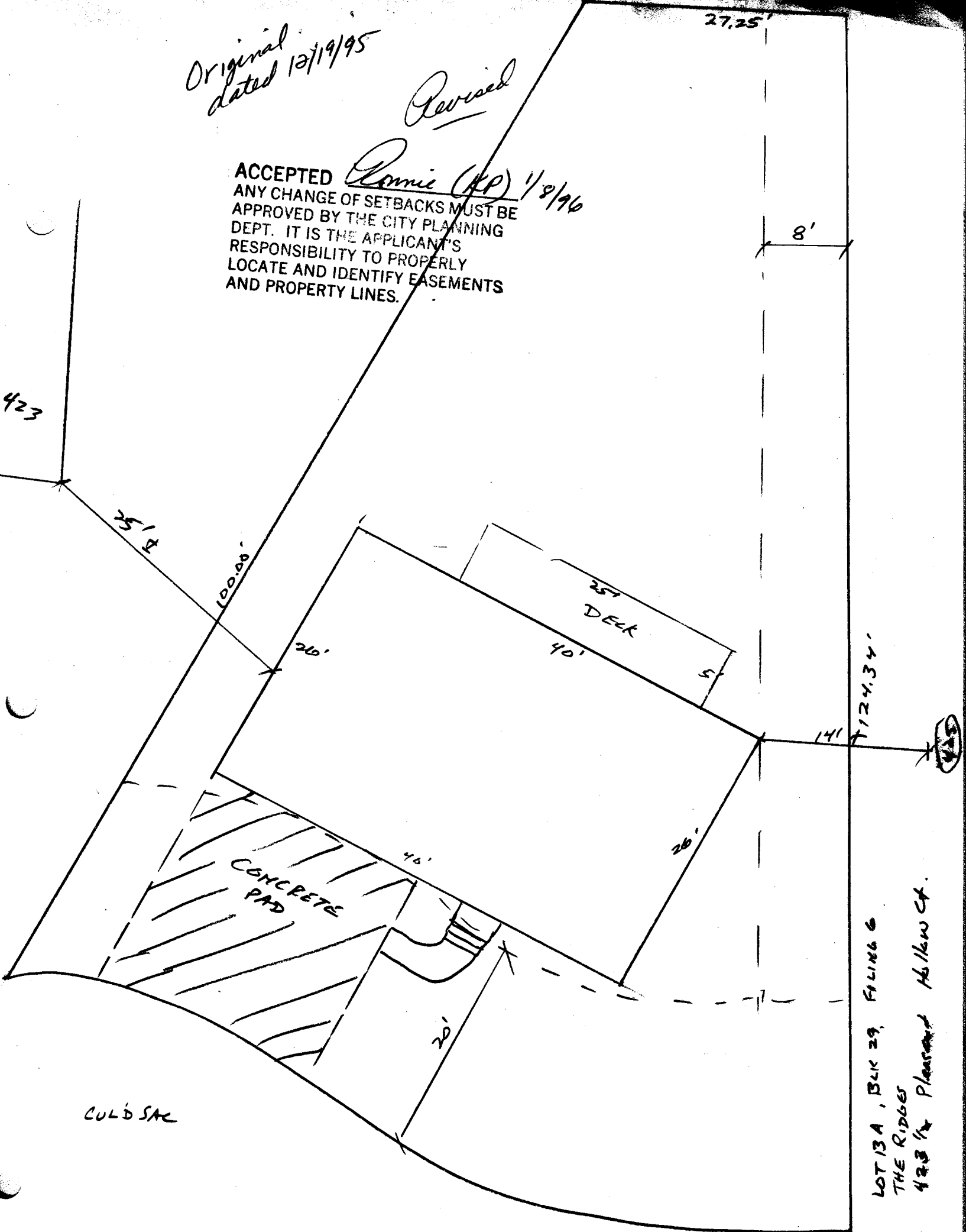
423 1/2 Pleasant Holly Court
Lot 13A, Block 29, Filing 6
Singer Home - The Ridges

MESSAGE: ACCO reviewed and approved for Bookcliff Builders

Original dated 12/19/95

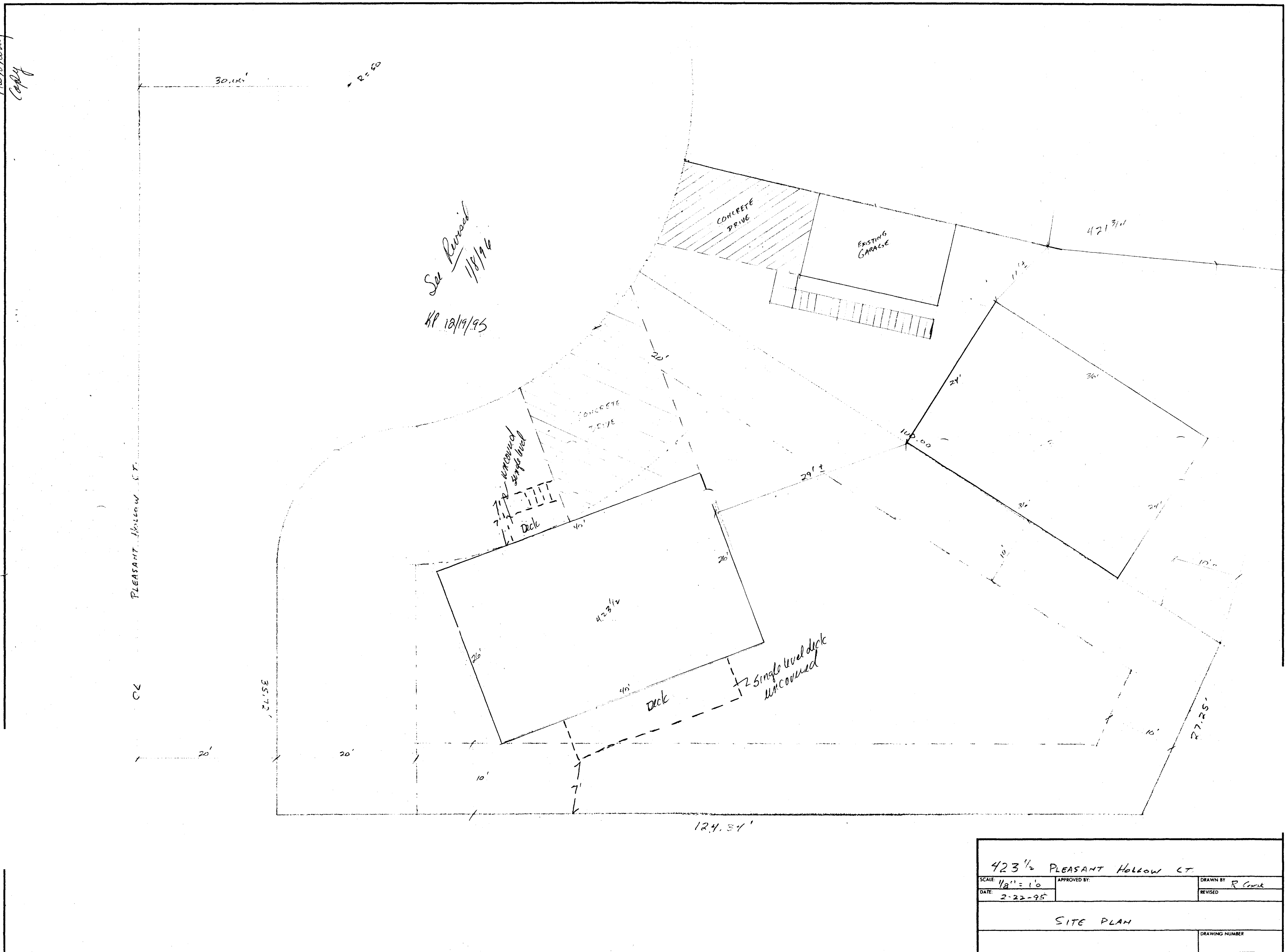
Revised

ACCEPTED Connie (KP) 1/8/96
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.



LOT 13A, BLK 29, FILING 6
THE RIDGES
423 1/2 Pleasant Hollow Ct.

Planning
Copy



See Revised
1/19/96
KR 12/19/95

423 1/2 PLEASANT HOLLOW CT.		DRAWN BY
SCALE	1/8" = 1'	R. GARD
DATE	2-22-95	REVISED
SITE PLAN		DRAWING NUMBER