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BLDG PERMIT NO. 52496

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1625 Plamigan Ridge Court TAX SCHEDULE NO. 9945-01200-033

SUBDIVISION Plamigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2141

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Bennett Const NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 24 1/2 Road

(1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT LARRY BENNETT USE OF EXISTING BLDGS 0

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ New SF Home

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 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENS.T. 10 T.ZONE 21 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 6-19-95

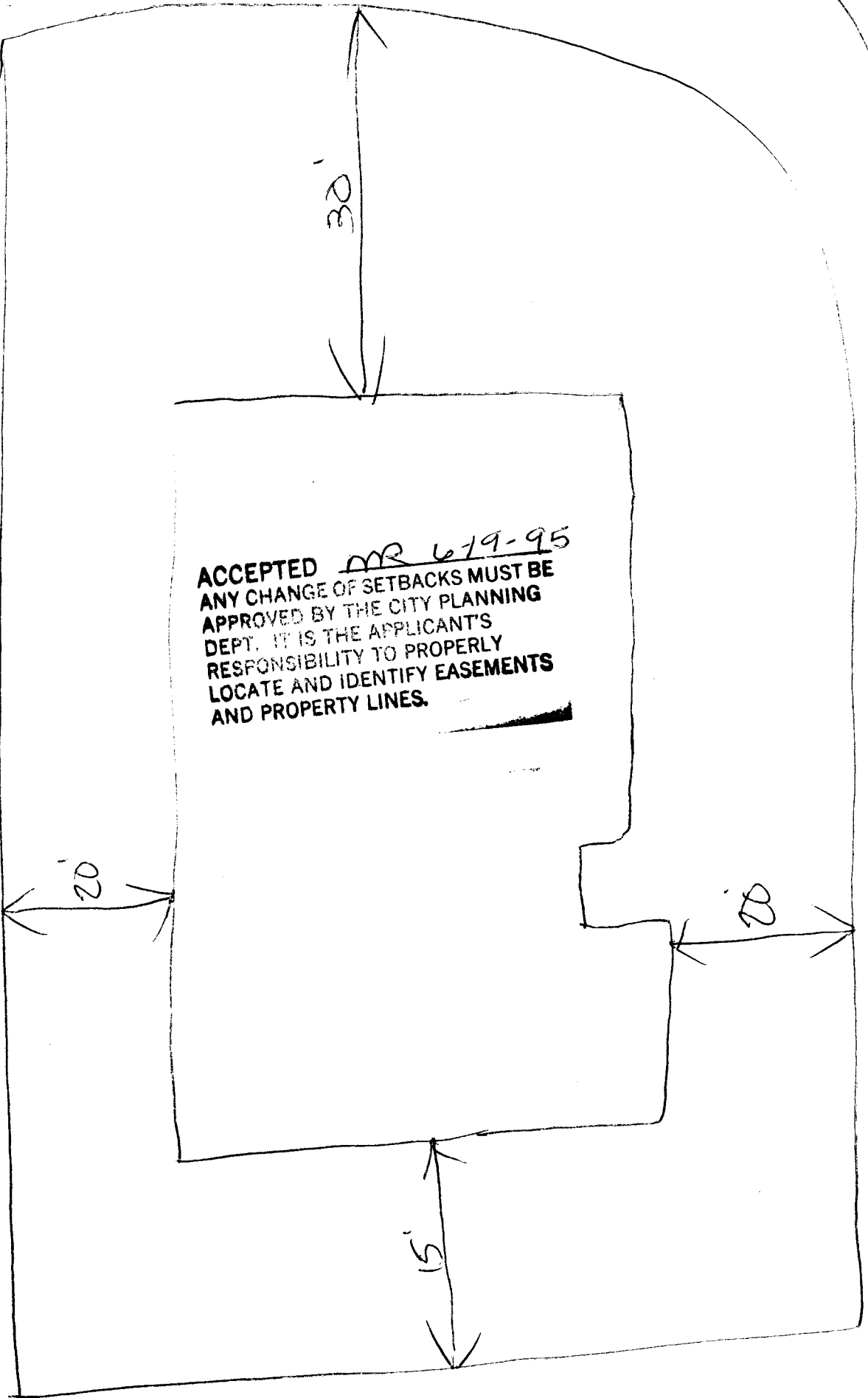
Department Approval Marcia Rabideaux Date 6-19-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 12/19/94 - w/o 8020

Utility Accounting Jackie S. Berry Date 6/19/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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



ACCEPTED MR 6-19-95
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.

1625 PRANCER ROAD COOK