

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51502

PLANNING CLEARANCE

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

CPD

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1690 Hammigen TAX SCHEDULE NO. 2945-012-69-010
 SUBDIVISION Hammigen Ridge Cir. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950
 FILING BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bennett Const. NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 Rd
 (1) TELEPHONE 241-0785 NO. OF BLDGS ON PARCEL BEFORE: AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Larry Bennett USE OF EXISTING BLDGS 0
 (2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE New Single Family

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) or Parking Req'mt
 from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions ACC approval required
 Maximum Height CENSUS TRACT 10 TRAFFIC ZONE 21

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).

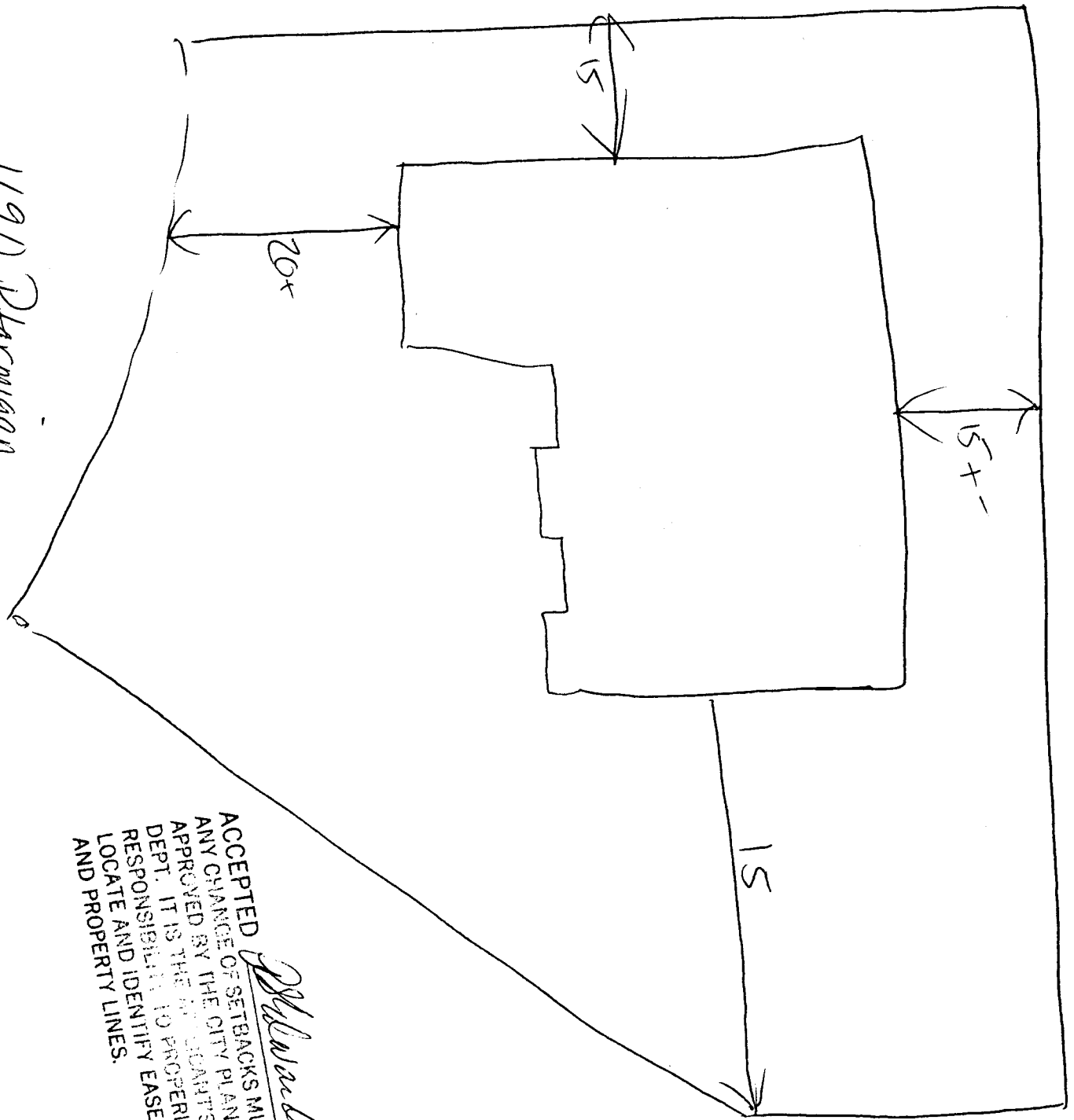
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-21-95
 Department Approval [Signature] Date 3/21/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8188
 Utility Accounting [Signature] Date 3-21-95

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)

1690 Parmigan
Ridge Cr.



Michael D. 3/21/95
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE ADJACENTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.