

FEE \$ 10.00

BLDG PERMIT NO. 57065

PLANNING CLEARANCE

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

NO TCP

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1705 Plannigan Ridge Dr TAX SCHEDULE NO. 245-01200-033
 SUBDIVISION Plannigan Ridge Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2215
 FILING N BLK 3 LOT 3 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 rd. GJ NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-0795 USE OF EXISTING BLDGS —
 (2) APPLICANT Larry Bennett DESCRIPTION OF WORK AND INTENDED USE: —
 (2) ADDRESS — Druse
 (2) TELEPHONE —

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 45' from center of ROW, whichever is greater Parking Req'mt —
 Side 5' from PL Rear 15' from PL Special Conditions —
 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 2-6-95
 Department Approval Ronnie Edwards Date 2-6-95

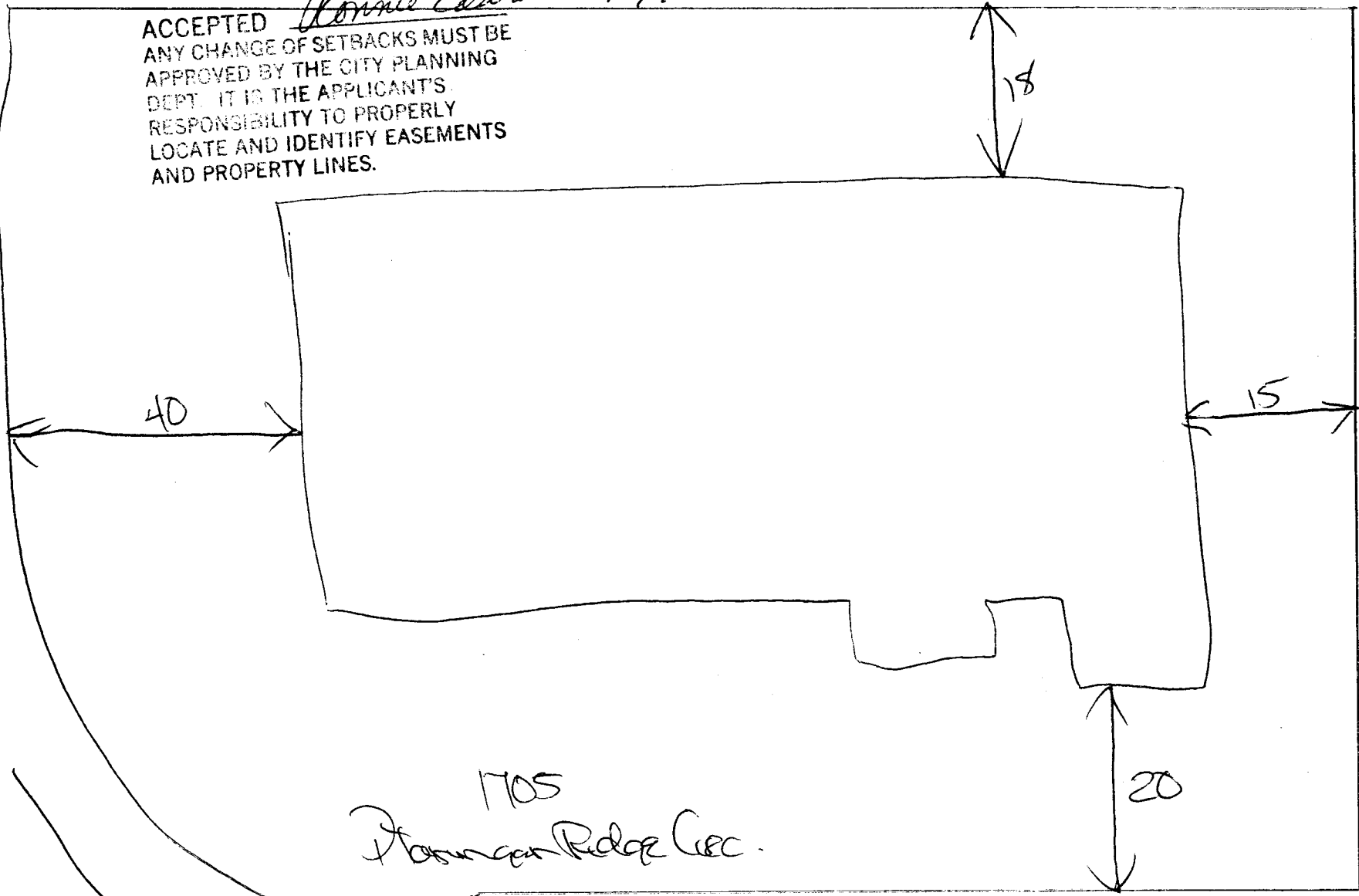
Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 81010
 Utility Accounting Jackie S. Berry Date 2/6/95

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)

ACCEPTED *Ronnie Edwards 2/6/95*

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.



1705
Pompano Ridge Crec.

"STREET"

Front

S
+
W