

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 54276

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

PC ✓
✓
10/11

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2372 RANA TAX SCHEDULE NO. 2945-174-29-005
SUBDIVISION PROSPECTORS POINT - Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2180
Filing 6
FILING 6 BLK 9 LOT 3A SQ. FT. OF EXISTING BLDG(S) Ø
(1) OWNER JAMES M. HAGERMAN NO. OF DWELLING UNITS
BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2935 SHELLEY DR.
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 743-6692/257-0962 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME AS OWNER USE OF EXISTING BLDGS N/A
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ NEW CONSTRUCTION - 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 PR-4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 0 to 10' from PL Rear 10' from PL
Maximum Height 10' between houses
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 James M. Hagerman Date 11-22-95
Department Approval Ronnie Edwards Date 11-22-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8765-S/F
Utility Accounting Millie Fowler Date 11-22-95

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)