

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 54481

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

pc  
 ✓ top  
 ✓ # of  
 completed

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2926 Sapphire Ct. TAX SCHEDULE NO. 2943-082-31-009

SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2172

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

(1) OWNER Great New Homes NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 B-Loop NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 434-4616 USE OF EXISTING BLDGS Single family residence

(2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: Construct

(2) ADDRESS 3032 I-70 B-Loop one single family residence.

(2) TELEPHONE (970) 434-4616

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-3 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' + 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 11 T.ZONE 51 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 12/12/95

Department Approval [Signature] Date 12/12/95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8815 C.G.U.S.D

Utility Accounting [Signature] Date 12/12/95

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)



ACCEPTED *Ronnie 12/12/95*

ANY CHANGE OF RECORDS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

