BLDG PERMIT NO. 5200 7

2 0-1230-01

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

THIS SECTION TO BE COMPLETED BY APPLICANT 🐿

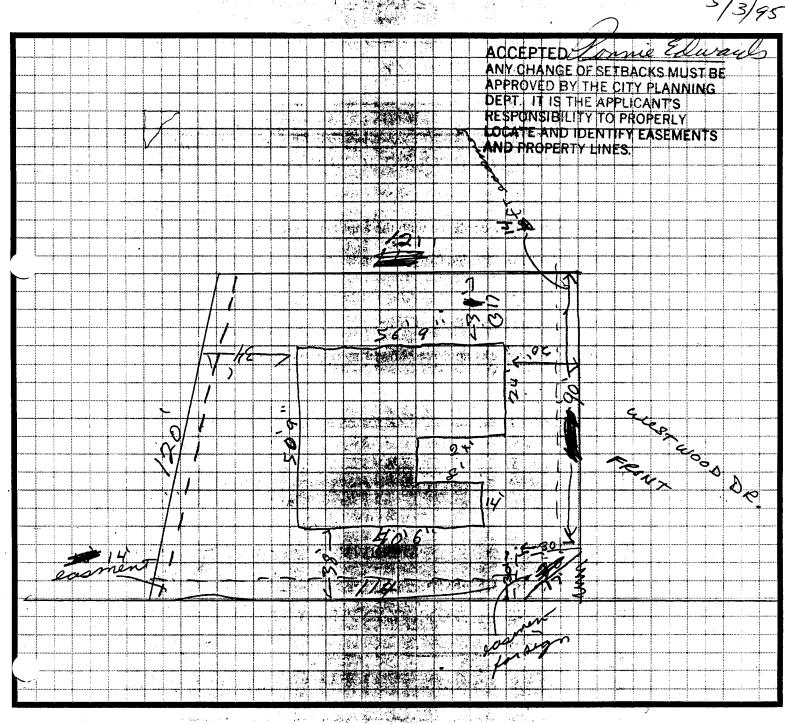
BLDG ADDRESS 2549 West wood Dr.	TAX SCHEDULE NO. 2945 - 632 - 24-001	
SUBDIVISION Valley meadows	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Chuck Holmes	NO. OF DWELLING UNITS BEFORE: AFTER: / THIS CONSTRUCTION	
(1) ADDRESS 743 HOFIZOW CT.	NO. OF BLDGS ON PARCEL	
(1) TELEPHONE 241-7296	BEFORE:O AFTER: THIS CONSTRUCTION	
(2) APPLICANT Chuck Holmes	USE OF EXISTING BLDGS	
(2) ADDRESS <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE SAME	Single framily residence	
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 CO ZONE PR 2. 8 SETBACKS: Front Of from property line (PL) or from center of ROW, whichever is greater Side Prom Pl Rear Of from Pl Rear Row from F	Acido sala sala	
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 Chuck Holm	eo Date <u>5 - 3 - 95</u>	
Department Approval Ronnie Edwa	uls Date 5-3-95	
Additional water and/or sewer tap fee(s) are required: YES $\frac{1}{2}$ NO $\frac{1}{2}$ W/O No. $\frac{1}{2}$ $\frac{1}$		
Utility Accounting Millie Fouls	Date <u>5-2-95</u>	
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)	

- IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

 1. An outline of the PROPERTY LINES with dimensions

 2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
- 3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
- 4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
- 5. All existing or proposed STRUCTURES on the property, including FENCES.
- 6. All STREETS adjacent to the property and street names.
- 7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
- 8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
- 9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



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