

FEE \$ 10.00

BLDG PERMIT NO. 52405

TCP - 0 -

PLANNING CLEARANCE

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

702-6570-01 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2327 WREN CT. TAX SCHEDULE NO. 2945-083-22-019

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2114

FILING 2 BLK 3 LOT 19 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER SKELTON CONSTRUCTION NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 706 IVY PLACE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-9008 USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE - S/F

(2) ADDRESS }

(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 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions ACCD approval required

Maximum Height 28' CENSUS TRACT 14 TRAFFIC ZONE 91

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 6/8/95

Department Approval [Signature] Date 6-8-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8379

Utility Accounting Millie Fowler Date 6-9-95

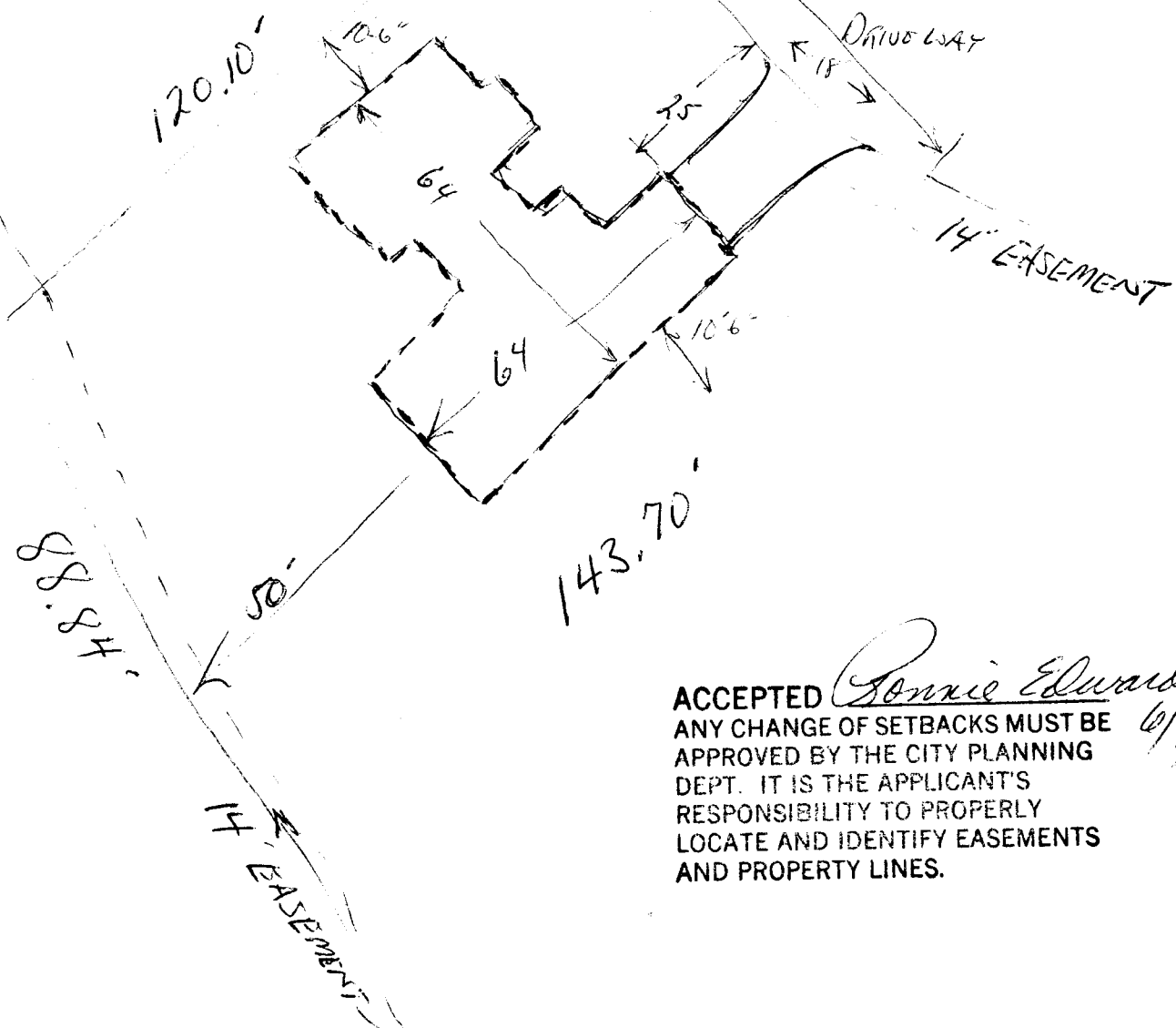
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



DOVES COURT

WIKES COURT



ACCEPTED *Ronnie Edwards*
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. 6/9/95