

FEE \$ 1000

BLDG PERMIT NO. 51143

PLANNING CLEARANCE

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

NO TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2331 WREN COURT TAX SCHEDULE NO. 2945-083-22-021
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350
 FILING Two BLK 3 LOT 21 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER SKELTON CONSTRUCTION INC. NO. OF DWELLING UNITS BEFORE: None AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 1ST PLACE
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL BEFORE: NONE AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS NONE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ NEW 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACC Approval
 _____ Req'd.
 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 _____ Date 2/8/95
 Department Approval Ronnie Edwards Date 2/8/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8111- S/F
 Utility Accounting Mellie Fowler Date 2-8-95

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)

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.

