

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 58436

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

✓ S

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 723 1/2 24 3/4 Rd TAX SCHEDULE NO. 2701 334 18 005  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2606  
 FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER TWUNDER MOUNTAIN BUILDERS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 636 N. PLACER CT.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE 243-6267  
 (2) APPLICANT JAMES E. HALL USE OF EXISTING BLDGS NA  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: 2 STORY  
 (2) TELEPHONE SAME SINGLE FAMILY 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 4.1 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 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 9 TRAFFIC ZONE 4

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 J. E. Hall Date Nov 29, 1996

Department Approval Santa Costello Date 12/3/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9701

Utility Accounting Richardson Date 12-3-96

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

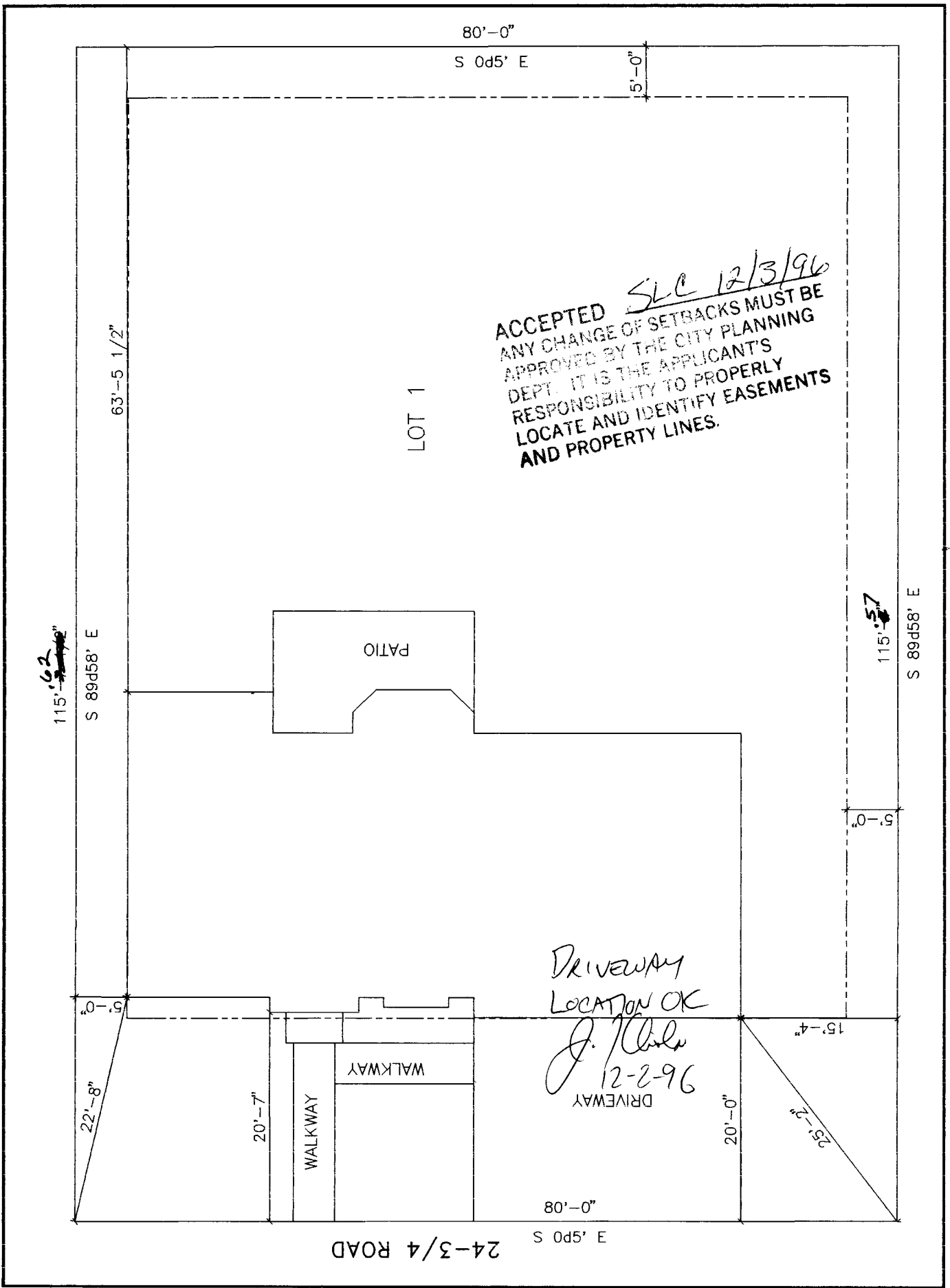
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS
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**THUNDER MOUNTAIN BUILDERS**  
*THUNDER MOUNTAIN BUILDERS*  
**COMPUTER AIDED DRAWINGS**  
 DRAFT  
 GRAND JUNCTION, CO (970) 241-8782



DATE OF
APPROVAL
PLACING
11/11/96
1/4" = 1'-0"
SHEET 4



REVISIONS
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2223-142 (028) 00 HOLDING OFFICE  
 CONSTRUCTION DEPARTMENT  
 DRAFT

THUNDER MTN.  
 BUILDERS

ADDITIONAL
PLANNING
11-27-96
1/8" = 1'-0"
SHEET 4

