

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55835

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2680 AMBER WAY TAX SCHEDULE NO. 2701-351-53-001
SUBDIVISION SEDONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3445
FILING 2 BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Les Kleespies NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 309 BELAIR NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-7776 USE OF EXISTING BLDGS ~~—~~ N/A
(2) APPLICANT Distinctive Design DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 2484 G RD NEW HOME - S/F
(2) TELEPHONE 241-6431

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-4.2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req't _____
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 20' from PL Special Conditions ACCO approval
required
Maximum Height _____ CENS.T. _____ T.ZONE _____ 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).

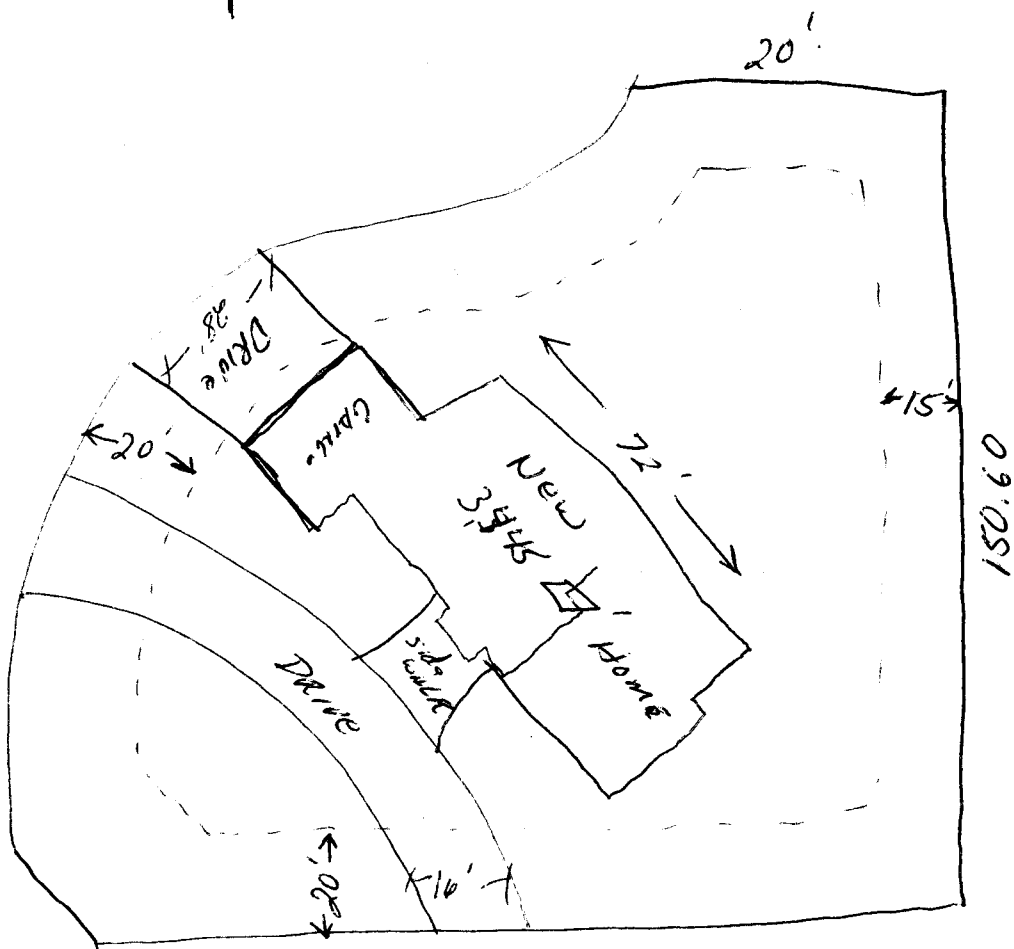
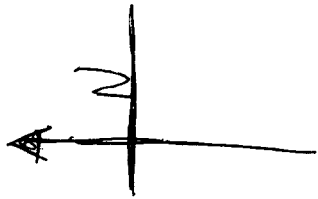
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/15/96
Department Approval [Signature] Date 4/16/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9123 - S/F
Utility Accounting [Signature] Date 4-16-96

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)



136.05
2680 Amber Way Ronnie 4/16/96

ACCEPTED
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.

DRIVEWAY
LOCATION OK
J. Nicola
4-16-96