

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55210

PLANNING CLEARANCE

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

3022-4110-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4110 Applewood Ct. TAX SCHEDULE NO. 2945-011-76-009
SUBDIVISION Uista Del Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2248
FILING _____ BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER James & Rita Gebhardt NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 503 33 Road
(1) TELEPHONE 523-0442 ²⁴⁵⁻²⁴²² X136 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT _____ USE OF EXISTING BLDGS N/A
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE _____ Construction - Resident - S/F

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-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions _____
or easement
Maximum Height _____ CENS.T. 10 T.ZONE 16 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 Rita Gebhardt Date 2-28-96

Department Approval Marcia Babiarz Date 2-29-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S/F- 8982

Utility Accounting Mellice Fowler Date 2-29-96

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)

James Gebhardt

