

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 56078

Plan Sp. # 225.00

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 Cambridge TAX SCHEDULE NO. 2701-351-40-009
 SUBDIVISION Cambridge Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING _____ BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Bemis + Harrell NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 359 29th rd.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-3738
 (2) APPLICANT Lynn Bemis USE OF EXISTING BLDGS NONE
 (2) ADDRESS 359 29th rd. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-3738 Single Family Home

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 2.24 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 10' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 17

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 5-8-96
 Department Approval [Signature] Date 5-8-96

ditional water and/or sewer tap fee(s) are required: YES NO W/O No. 9193
 Utility Accounting [Signature] Date 5/8/96

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

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

106.40

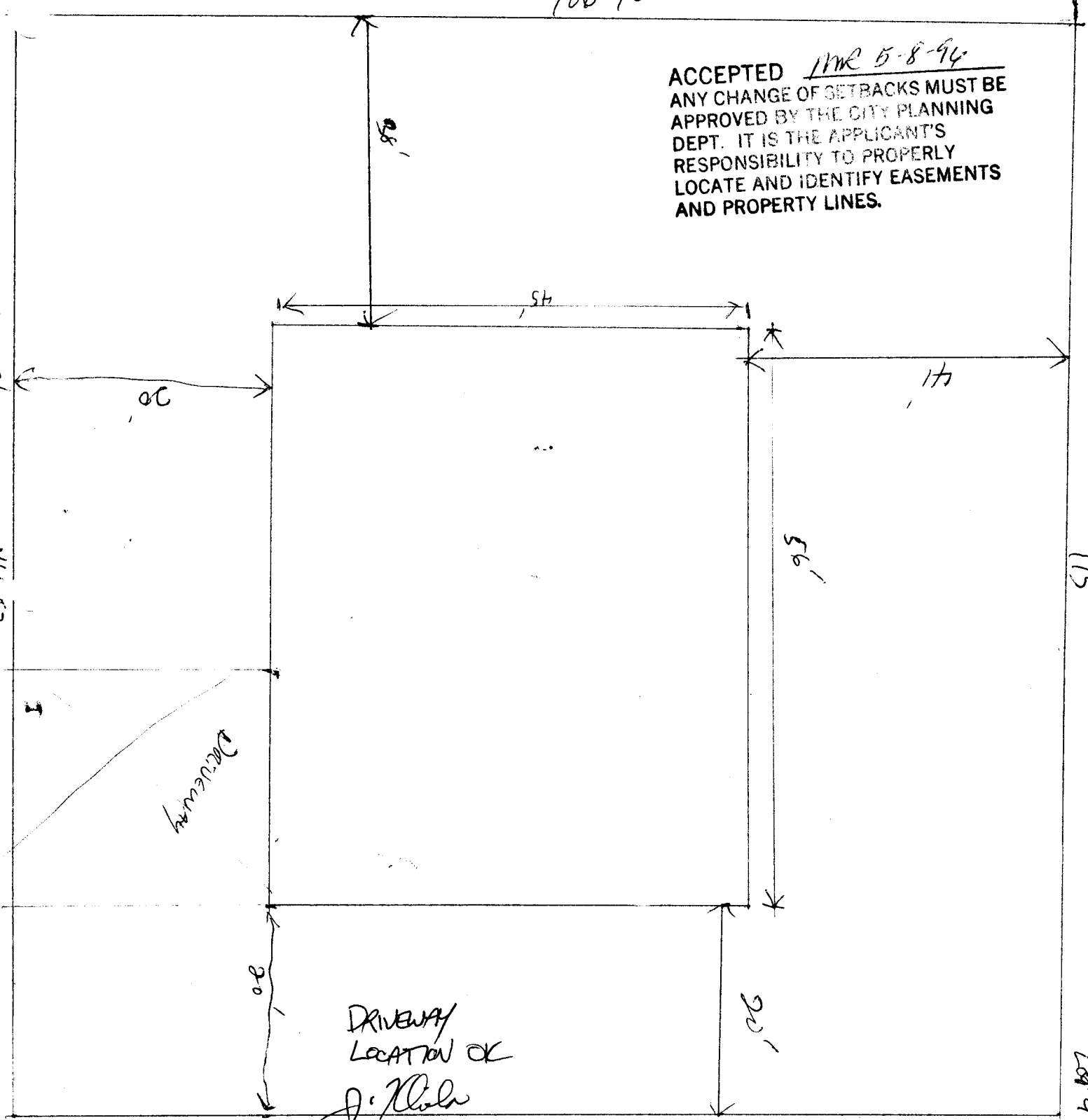
ACCEPTED 1/11/96 5-8-96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Campside Rd.

114.52

115

2664 Campside Rd
LOT 9
SEC 35, 1N1W



DRIVEWAY
LOCATION OK

J. K. Kula
5-7-96
112034