

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56594

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2676 Cambridge Dr TAX SCHEDULE NO. 2701-351-41-02
SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100
FILING _____ BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Ron & Doreen Sawyer NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2676 Cambridge Dr.
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-2328 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Chris Kendrick Const. USE OF EXISTING BLDGS Single Family Res.
(2) ADDRESS 231 W. Fallen Rock Rd. DESCRIPTION OF WORK AND INTENDED USE: Close
(2) TELEPHONE 245-8987 in covered patio

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 _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 10' from PL
Maximum Height _____
CENS.T. 10 T.ZONE 17 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 6-10-96

Department Approval [Signature] Date 6-17-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in current w/f use

Utility Accounting [Signature] Date 6-17-96

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)

