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BLDG PERMIT NO. 55104

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3725 CHRISTENSEN CT TAX SCHEDULE NO. 2945-012-68-006
SUBDIVISION Ptarm Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1662
FILING _____ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) none
(1) OWNER LEROY JENSEN NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2313 E RD S J G
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 242-8610 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT owner USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Single
(2) TELEPHONE _____ family residence with att garage

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 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 _____
Maximum Height _____
CENS.T. 10 T.ZONE 21 ANNEX# _____

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).

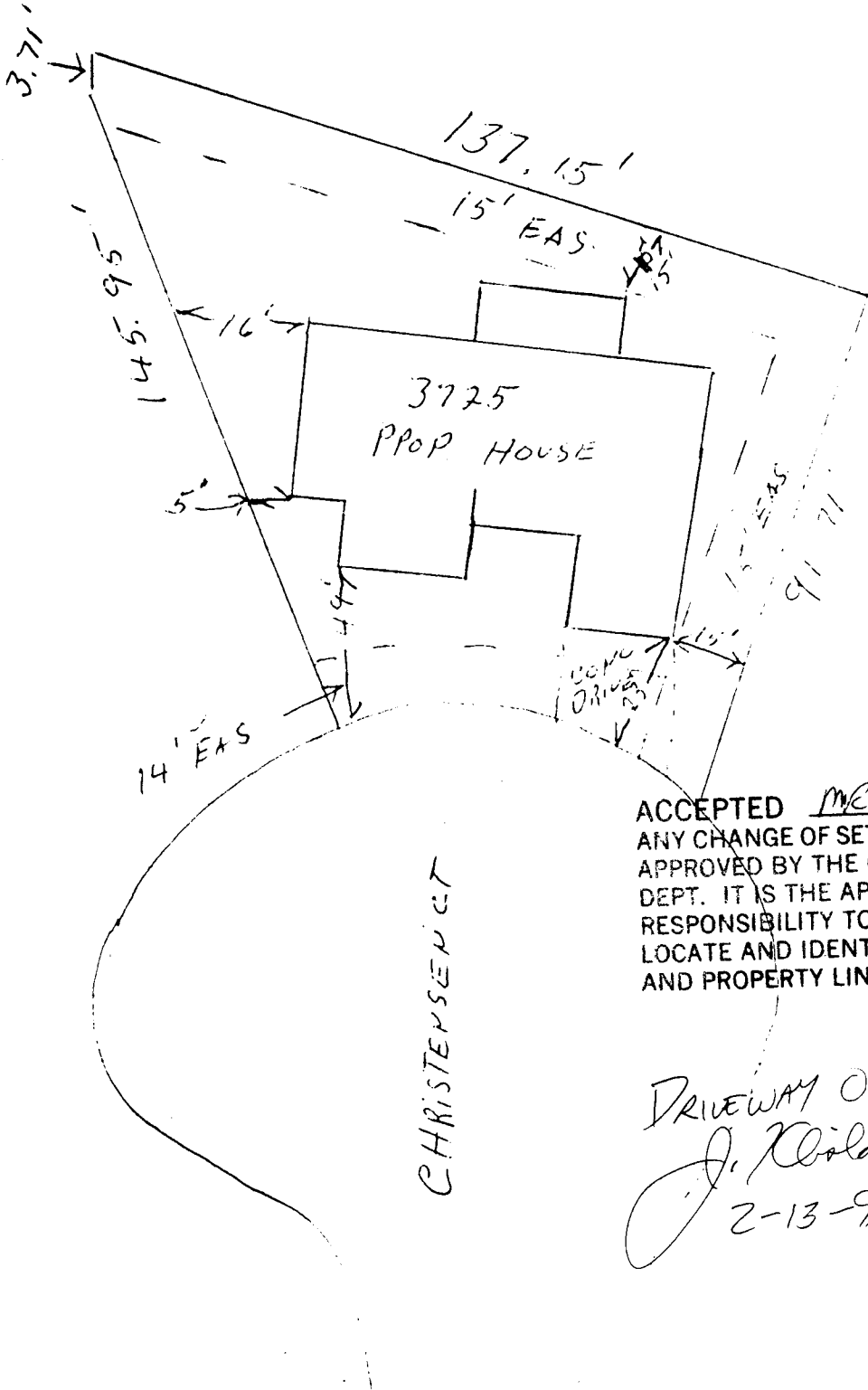
Applicant Signature Leroy Jensen Date 2-12-96
Department Approval Marcia Retidcom Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8947-S/H
Utility Accounting Melba Fowler Date 2-15-96

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)

L 6 Bk 1 PTARM. RIDGE NORTH



ACCEPTED ME 2-13-96
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.

DRIVEWAY OK
J. Kola
2-13-96