

FEE \$ 10 -
 TCP \$ -0 -

BLDG PERMIT NO. 54957

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

PC

3029-4010-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2469 Cimarron Dr TAX SCHEDULE NO. 2701-334-17-003
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER G Road LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 22 Pyramid Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-920-1136 Aspen 8161 USE OF EXISTING BLDGS NA
 (2) APPLICANT Michael Bennett DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 22 Pyramid Rd, Aspen SF residence
 (2) TELEPHONE 970-920-1136

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 PL-4.1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 20' from PL Special Conditions ACC approval
required
 Maximum Height _____ CENS.T. 10 T.ZONE 18 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 Michael Bennett Date 2-2-96

Department Approval Maria Bateman Date 2-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8909. S/F

Utility Accounting Miller Fowler Date 2-5-96

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

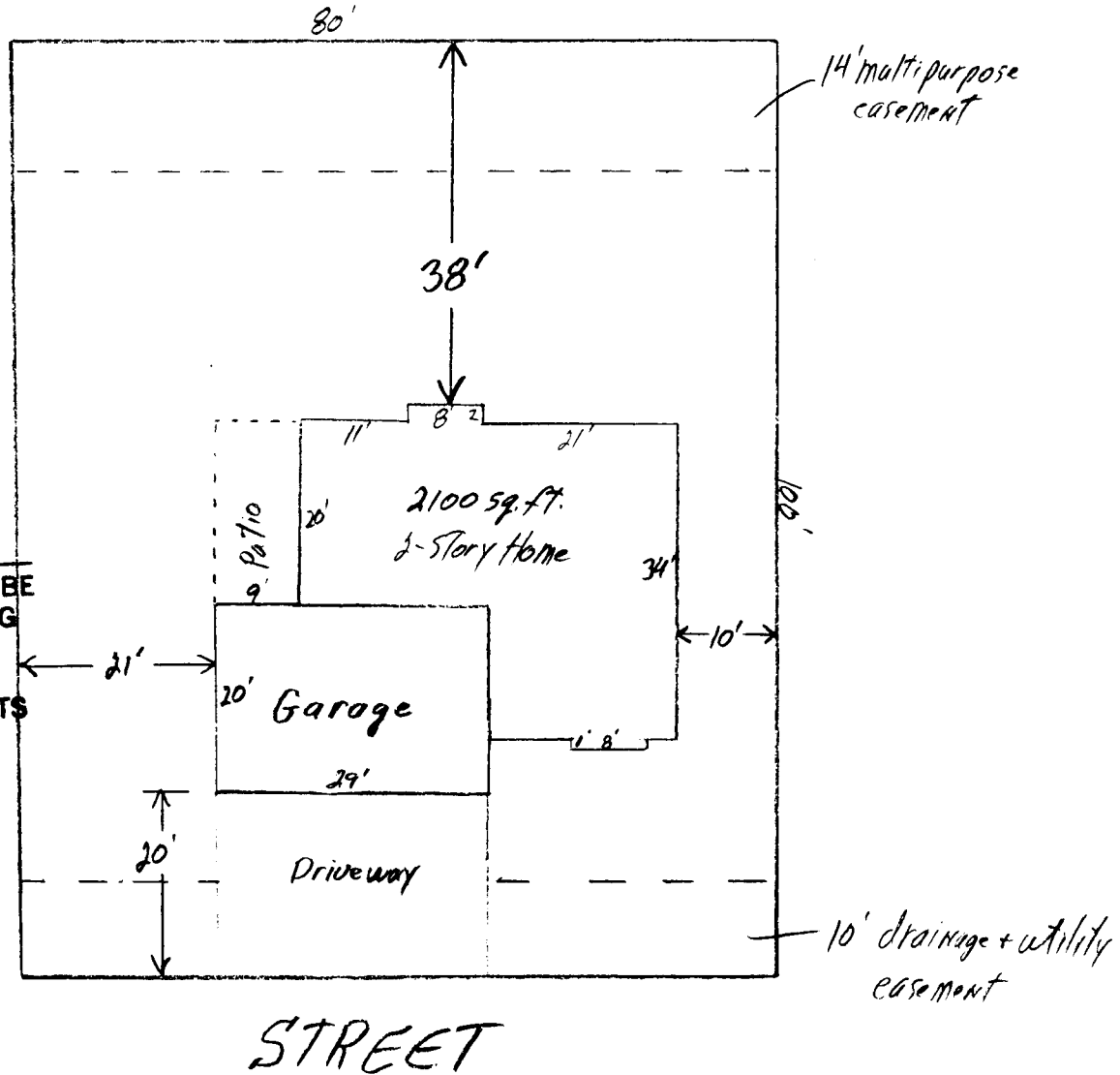
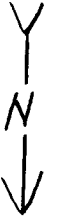
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Plot Plan: 2469 Cimarron Dr.

'20's scale

Lot 3 Block 1, North Valley Sub. filing 1

2701-334-17-003



ACCEPTED MR 2-5-96
 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 LOCATION
 OK

setback requirements: front: 20'
 (lot on south side of subdivision)
 rear: 20'
 side: 5'

J. K. Chula
 2-5-96