

FEE \$	1000
TCP \$	0

BLDG PERMIT NO.	54711
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*PC*

3029-4075

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2470 Cimarron Dr TAX SCHEDULE NO. 2701-334-18-002

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2521

FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Les Miller Const NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2561 Fenton St NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 252-9353 USE OF EXISTING BLDGS ~~None~~

(2) APPLICANT Les Miller DESCRIPTION OF WORK AND INTENDED USE: To build

(2) ADDRESS Same a new SF Home with a 3 car garage

(2) TELEPHONE Same

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 PR4.1 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 ACCO Approval

Maximum Height \_\_\_\_\_ Reg'd - \_\_\_\_\_

CENS.T. 90 T.ZONE 4 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 1-8-96

Department Approval [Signature] Date 1-9-96

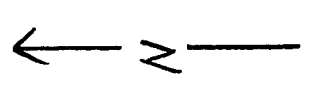
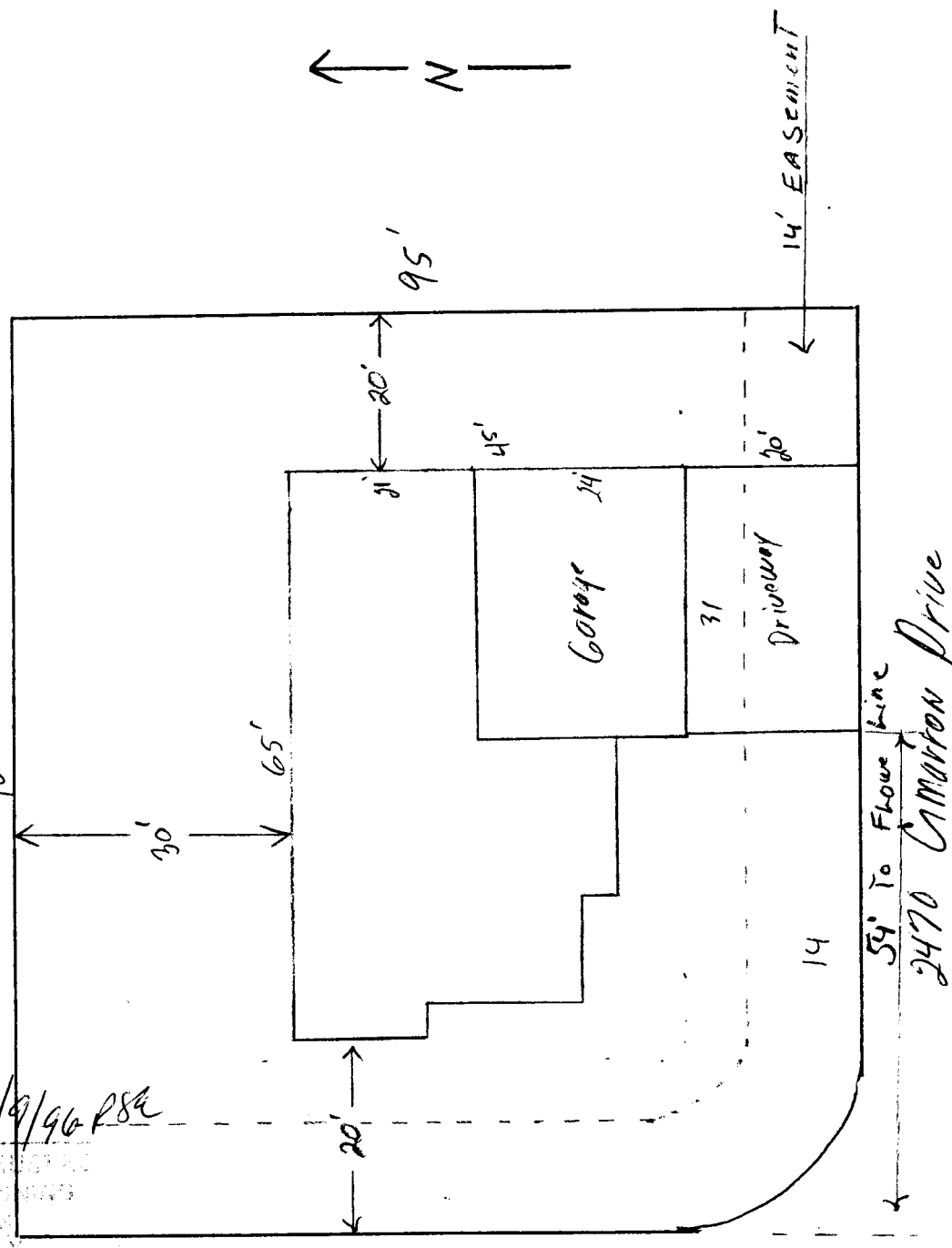
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8857-S/F

Utility Accounting [Signature] Date 1-9-96

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 Pk: 2470 Camaron Drive  
 L. 2, b & NORTH VALLEY Subd. Filings 1  
 2701-334-18-002



ACCEPTED  
 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.

Ronnie 1/9/96 RBA

North Valley Drive

Owner  
 Les & Theresa  
 Miller  
 Mail Add  
 2561 Fenton St  
 G J Co 8105  
 PH # 257-9353

PROPOSED  
 DRIVEWAY LOCATION O.K.  
 NO PERMIT REQUIRED,  
 J. Klaska  
 1-9-96