

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 57768

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2473 Cimarron TAX SCHEDULE NO. 2701-334-17-001 X

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1532

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

(1) OWNER Royce Crissom NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 647 N. Ct.

(1) TELEPHONE 970-242-1329 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Royce Crissom USE OF EXISTING BLDGS —

(2) ADDRESS 647 N. Ct G.S. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 970-242-1329 New 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 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 15' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 9 TRAFFIC ZONE 4

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 Royce Crissom Date 9/27/96

Department Approval Donnie Edwards Date 10-1-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9547-S/F

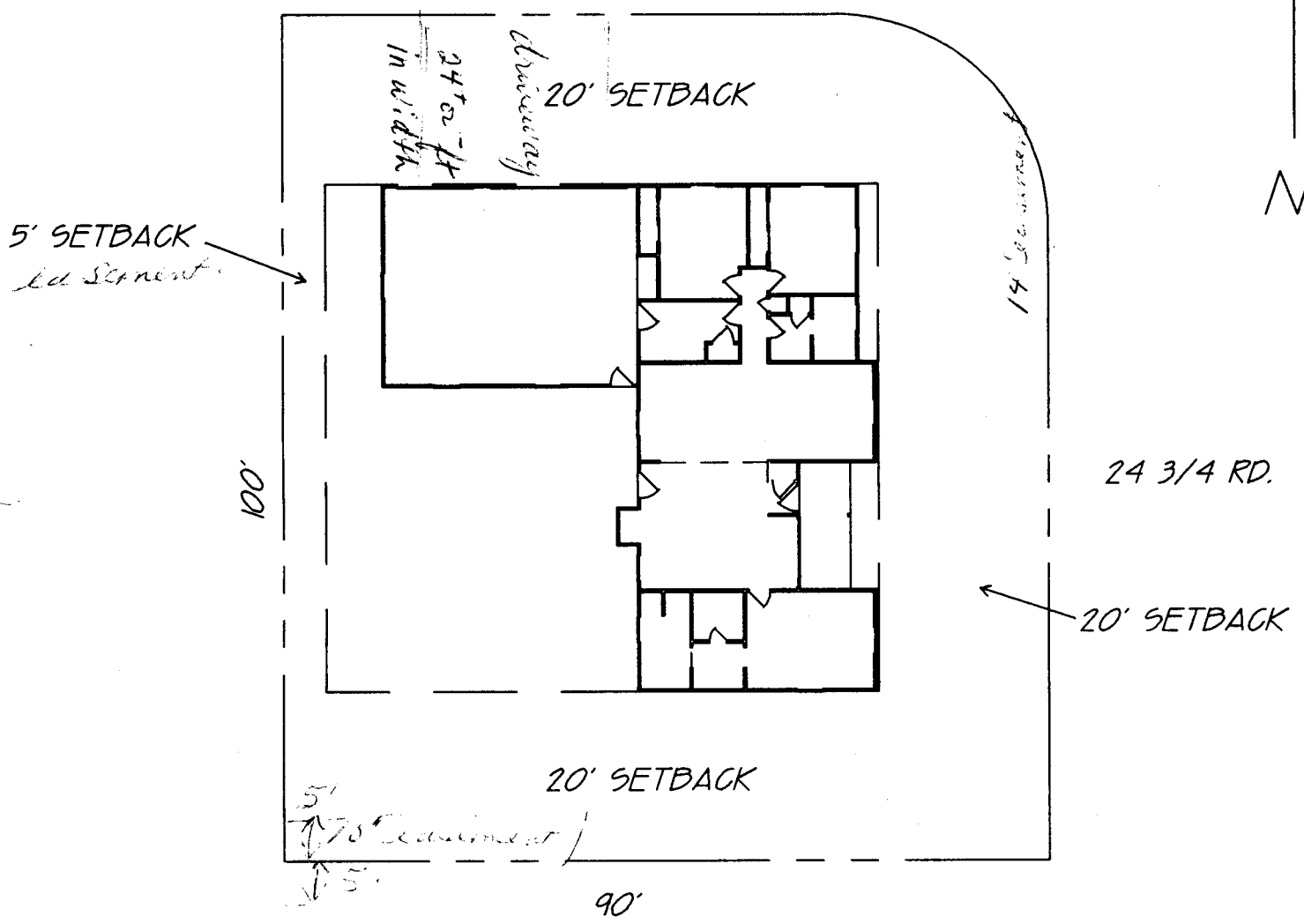
Utility Accounting Willie Fowler Date 10-1-96

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)

ACCEPTED *[Signature]* 10-1-98  
 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.

CIMARRON ST.



Site Plan

SCALE: 1" = 20'-0"

DRIVEWAY  
 LOCATION  
*[Signature]*  
 9-27-98

2473 Cimarron Dr.