

FEE \$ 10.00
TCP \$ 93.00

BLDG PERMIT NO. 58330

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

Handwritten initials

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1650 Cortland Ct. TAX SCHEDULE NO. 2945-012-63-013
SUBDIVISION Starvingan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING 6 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Lowell & Rhonda S. Huscusson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1650 Cortland Ct
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-5227 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Davis Builders USE OF EXISTING BLDGS None
(2) ADDRESS P.O. Box 30157 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 245-0545 Build New Single Family dwelling

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
Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____
CENSUS TRACT 10 TRAFFIC ZONE 21

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 11-15-96

Department Approval [Signature] Date 11-15-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9660

Utility Accounting [Signature] Date 11/15/96

PAID
NOV 15 1996
CDA

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)

