

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 55389

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

✓ TCP

3022-5780-01-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1533 Crestview Wy #8 TAX SCHEDULE NO. 2945-013-08-003
 SUBDIVISION Crestview Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250 ±
 FILING _____ BLK _____ LOT 12-1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Sandra E. Brennan NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 889 2 1/2 Rd
 (1) TELEPHONE 243-6600 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Lyle Chamberlain USE OF EXISTING BLDGS _____
 (2) ADDRESS 2695 E. Canal Ct DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 256-9236 Construct SF Residence

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 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear per plan from PL Special Conditions per plan
 Maximum Height _____ CENS.T. 10 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 3/14/96
 Department Approval [Signature] Date 3/11/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 1360-S/F pd 1981
 Utility Accounting Miller Fowler Date 3-12-96
per Black Book of WOs

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 *KKA Ziller*
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

