

FEE \$ 1000
TCP \$ 500.00

BLDG PERMIT NO. 57897

Sch. Imp. # 292.00

PLANNING CLEARANCE

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

*✓ TCP
SCH Imp*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 424 Eagle Crest Cir TAX SCHEDULE NO. 2945-174-38-007

SUBDIVISION Eagle Crest Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1508 ^{House} 613 ^{Car}

FILING Riders Fl BLK 9 Plat LOT 7 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Betty Brown NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE 242-7206 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bemis + Howell Const USE OF EXISTING BLDGS _____

(2) ADDRESS 359 29th Rd. DESCRIPTION OF WORK AND INTENDED USE: Single Family Res

(2) TELEPHONE 243-3738 pager 248-7994

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 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions Setbacks per bldg envelopes

Maximum Height _____ CENSUS TRACT 1401 TRAFFIC ZONE 96

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 10-11-96

Department Approval [Signature] Date 10/14/96

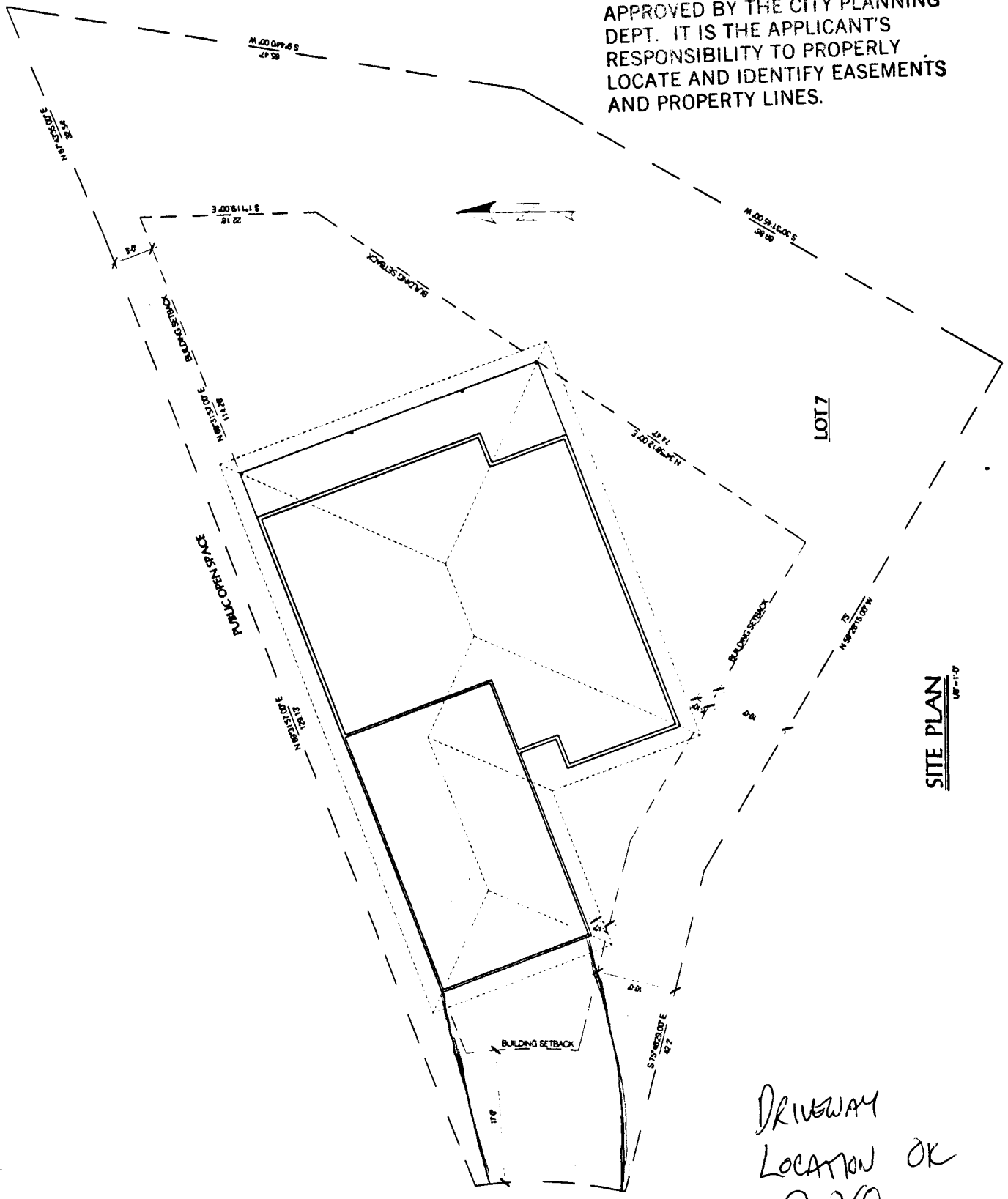
Additional water and/or sewer tap fee(s) are required YES NO _____ W/O No. 9576

Utility Accounting [Signature] Date 10-14-96

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 SLC 10/14/96
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
J. J. [Signature]
10-14-96