

FEE \$ 10⁻
TCP \$ 0

BLDG PERMIT NO. 58003

292⁻

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

Sch Imp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2552 McCook Ave TAX SCHEDULE NO. 2945-031-00-155
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: - AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS -
(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL BEFORE: - AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Carter Homes, Inc. USE OF EXISTING BLDGS -
(2) ADDRESS 2755 N. Ave. DESCRIPTION OF WORK AND INTENDED USE: -
(2) TELEPHONE 248-4638 single family

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 2.93 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
Side 10' from PL Rear 20' from PL Special Conditions -
Maximum Height 32'
CENSUS TRACT 10 TRAFFIC ZONE 19

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], President Date 10/16/96
Department Approval Ronnie Edwards Date 10/24/96

Additional water and/or sewer tap fee(s) are required: YES X NO - W/O No. 9007

Utility Accounting [Signature] Date 10/25/96

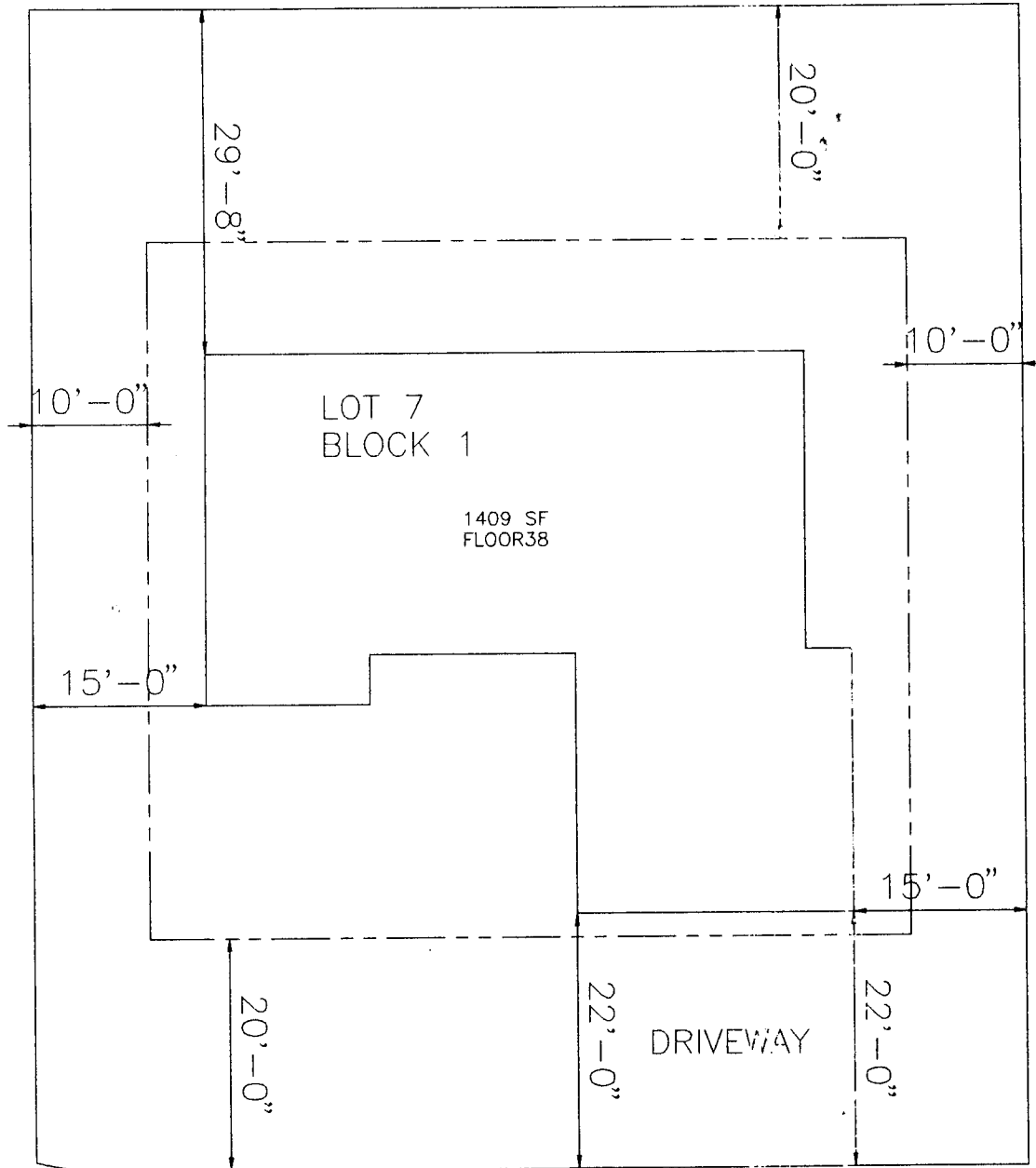
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

VALLEY MEADOWS EAST SUBDIVISION

L7 B1 F1

APPROVED



~~Access~~

Driveway
Layout OK
E. Wick
10-24-96

ACCEPTED *Bonnie* 10/24/96
APPROVED LOT BY SEVADAKY MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2552 MCCOOK AVE.

no overhangs into easements