

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. ~~58177~~ 58177

hook fee - 292⁰⁰

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

Sub Jump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2557 Maple TAX SCHEDULE NO. 2045-01-01-13
 SUBDIVISION Village Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1119~~ 1648
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER CHAS DAVIS NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 343-1771
 (2) APPLICANT CASTLE HOME INC USE OF EXISTING BLDGS -
 (2) ADDRESS 2155 N. Hill DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-4638 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 PR2.93 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 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] Date 10/18/96

Department Approval Ronnie Edwards Date 11/13/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 99896 9654

Utility Accounting [Signature] Date 11/13/96

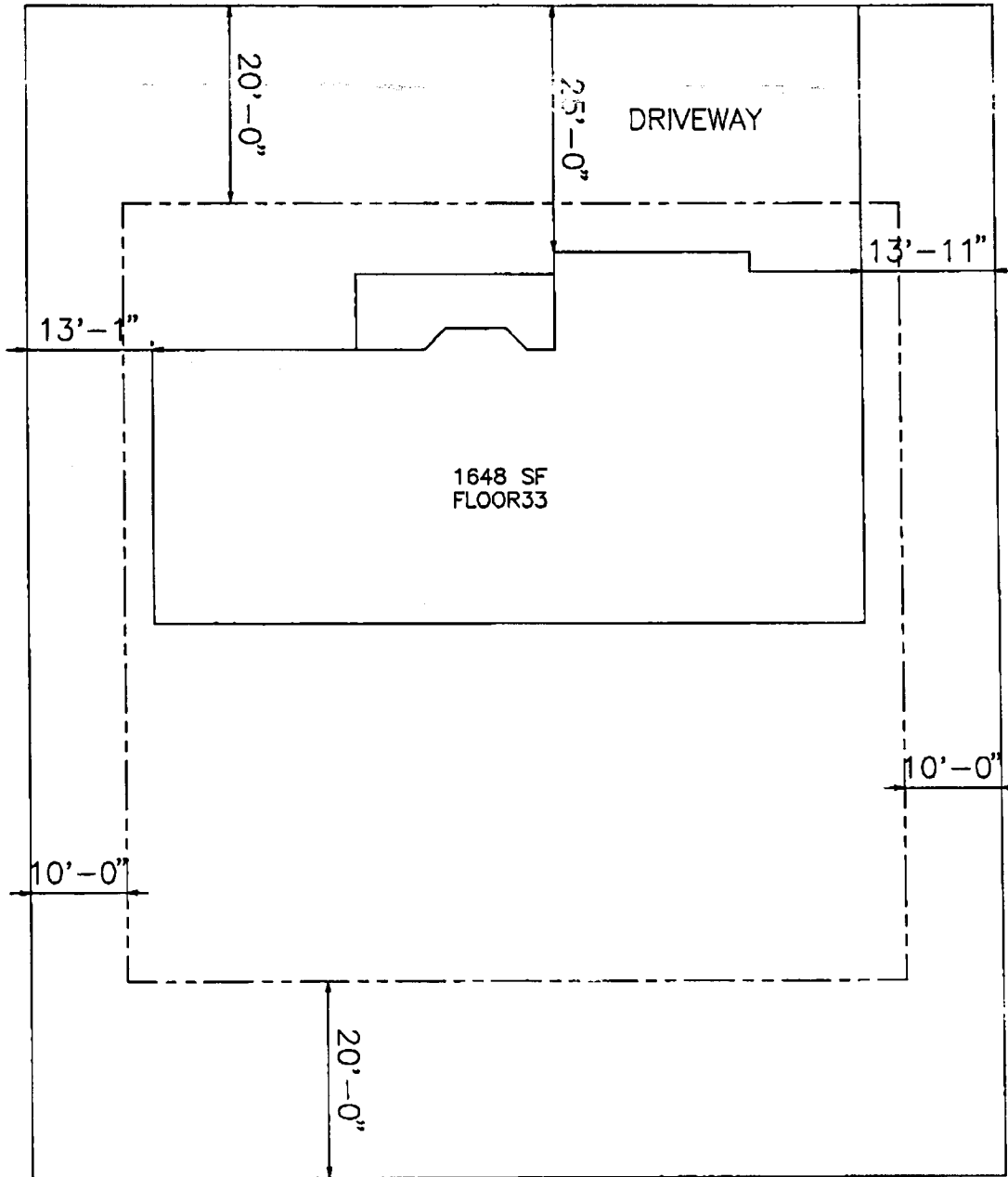
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

VALLEY MEADOWS EAST SUBDIVISION

L2 B2 F2

2557 McCOOK AVE



DRIVEWAY OK
LOCATION OK
J. Fisher
11-1-96

ACCEPTED *Rommel* 11/13/96
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.