

FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 58009

School 292 -

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

John Kemp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2558 McCook Ave TAX SCHEDULE NO. 2945-031-00-155
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) e
(1) OWNER CHN DAVIS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE _____ USE OF EXISTING BLDGS _____
(2) APPLICANT Castle Homes, Inc DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 2755 N. Ave single family
(2) TELEPHONE 248 4638

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 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 10/8/16
Department Approval [Signature] Date 10-24-16

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9608

Utility Accounting [Signature] Date 10/25/16

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)

