

FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 55979

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

✓ JCP

302-9365-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3410<sup>E</sup> PLAZA PL. TAX SCHEDULE NO. 2945-011-76-001

SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER B R Pitts NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2626 H ROAD NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-242-7342 USE OF EXISTING BLDGS RESIDENCE

(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS Same \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ NEW RESIDENCE-S/F

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 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
or easements

Maximum Height \_\_\_\_\_

CENS.T. 10 T.ZONE 21 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 4-22-96

Department Approval Ronnie Edwards Date 4/26/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9161-S/F

Utility Accounting Miller Fowler Date 4-26-96

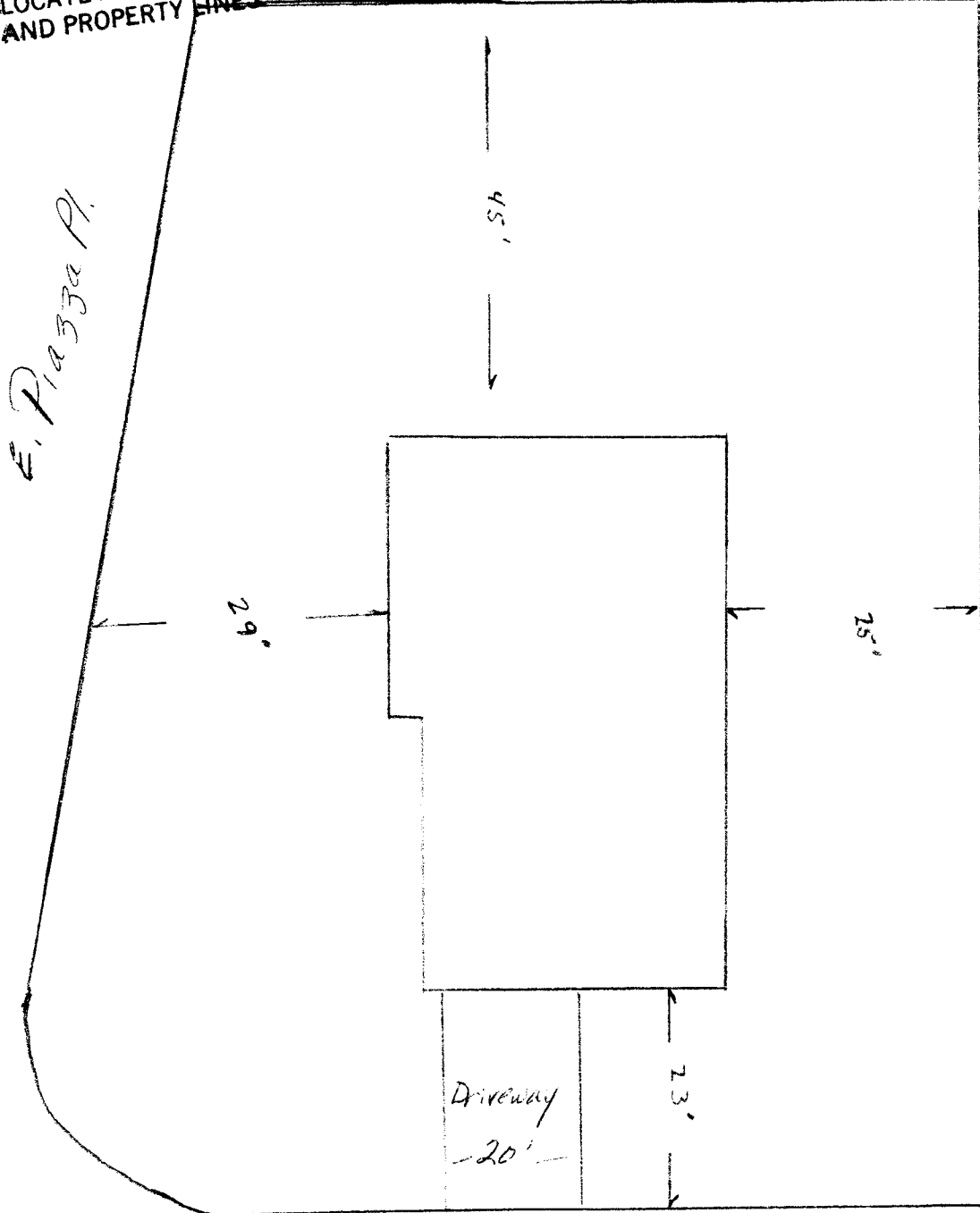
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ronnie* 4/26/96  
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



1" = 20 FT



*E. Plaza Pl.*

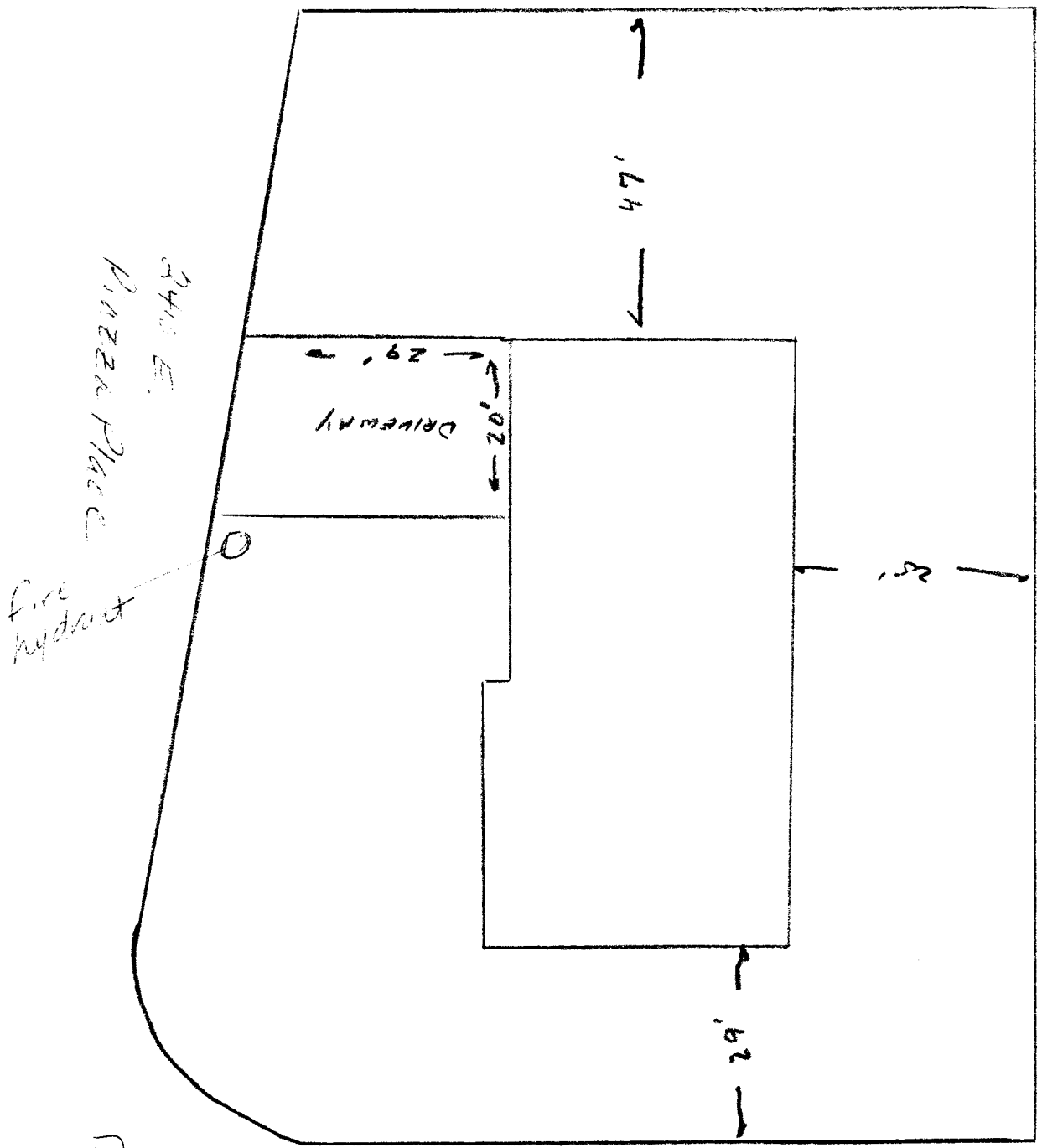
*Driveway  
20'*

*Applewood Ct*

*2410 E. PLAZA PL*

*Driveway location OK*

*By Don Martin 4-24-96*



DRIVEWAY

Appletwood Ct

OK  
J. Klulw  
5-8-96

ACCEPTED MR 5-8-96  
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 AND PROPERTY LINES.