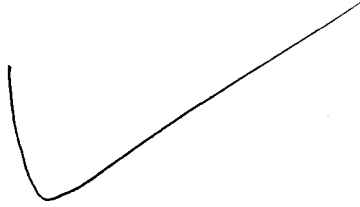


FEE \$ 10.00
TCP \$ —

BLDG PERMIT NO. NA

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 423 Pleasant Hollow TAX SCHEDULE NO. 2945-174-33-047

SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300

FILING 6 BLK 29 LOT 12-B SQ. FT. OF EXISTING BLDG(S) 204 # Garage

(1) OWNER Gary Cape NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3014 Maryland Cir.

(1) TELEPHONE 434-365 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT BOOKCLIFF BUILDERS USE OF EXISTING BLDGS Garage & home

(2) ADDRESS 316 Cedar Sts DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-2212 ~~NEW Single Family Residence~~ DICK

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-4 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 0'-10' from PL Rear 10' from PL Special Conditions Uncovered decks (single level)
may extend not more than 7'

Maximum Height _____ CENS.T. 14 T.ZONE 96 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 _____ Date 1-30-96

Department Approval Kathy Porter Date 1-30-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 5001-6800-01-3

Utility Accounting Chick Hanson Date CR 1-30-96

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)

55.37'

10'

35.00'

11 2/3'

5'

uncovered
single-bay
deck

7' x 9'
DECK

4' 3"

100.00'

29' 4"

20'

CONCRETE
DRIVE

POSTING
GARAGE

CONCRETE
DRIVE

Pleasant Hollow Ct.

ACCEPTED KP 1/30/96
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.

55.00'