

FEE \$ pd w/ SPR
TCP \$ 400.00

BLDG PERMIT NO. 56738
SPR-96-149

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2385 1/2 Pleasant Ridge Ct TAX SCHEDULE NO. 2945-174-33-020
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1583
FILING 6 BLK 29 LOT 20A SQ. FT. OF EXISTING BLDG(S) N.A.
(1) OWNER Edith Darnell NO. OF DWELLING UNITS
BEFORE: N.A. AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1550 Crestview way NO. OF BLDGS ON PARCEL
BEFORE: N.A. AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Jim Darnell USE OF EXISTING BLDGS NA
(2) ADDRESS 2361 Ram Rd. DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 242-6589 Residential - Townhouse 1 per lot

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 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 0'-10' from PL Rear 10' from PL
Maximum Height 25'
CENSUS TRACT 14 TRAFFIC ZONE 96

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 Jim Darnell Date 6/24/96

Department Approval Kathy Porter Date 7/9/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8333

Utility Accounting C. Reardon Date 7-9-96

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)

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