

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55862

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2338 PROMONTORY CRT TAX SCHEDULE NO. 2945-083-00118

SUBDIVISION SO. RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING 4 BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER CALVIN BUILDERS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1879 DEER PARK CIR SO.

(1) TELEPHONE 256 0890 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS N/A

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

(2) TELEPHONE _____ new home - 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 3.5 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

Side 10 from PL Rear 20 from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 14 TRAFFIC ZONE 91

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 Scott C. ... Date 4-25-96

Department Approval Maria Rabideaux Date 4-25-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9156 S/F

Utility Accounting Mellie Fowler Date 4-25-96

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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Applicant Signature Scott Cook Date 4-25-96

Department Approval Maria Rabideaux Date 4-25-96

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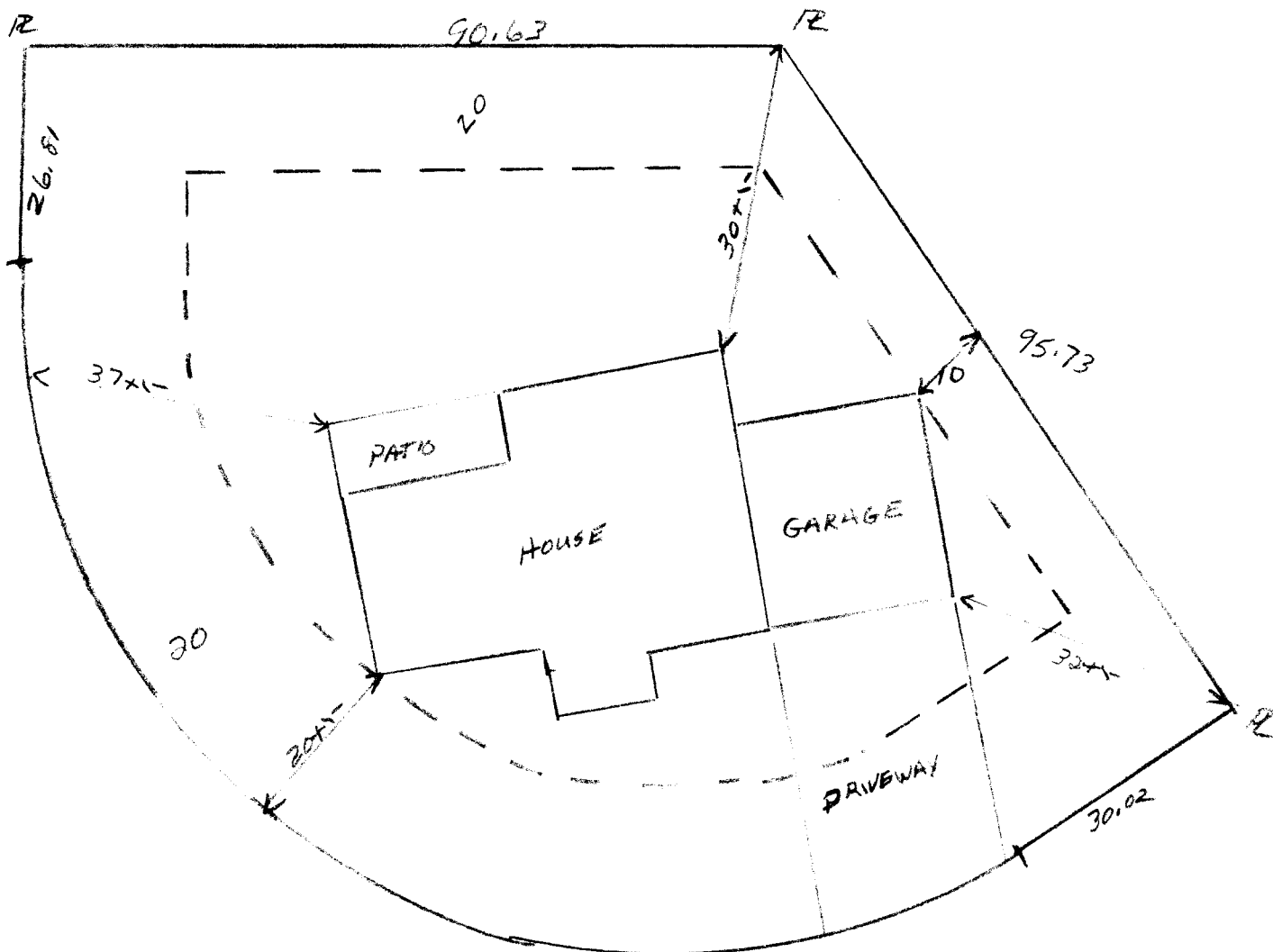
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ACCEPTED MR 4-25-95
ANY CHANGE OF SETBACKS MUST BE
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RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
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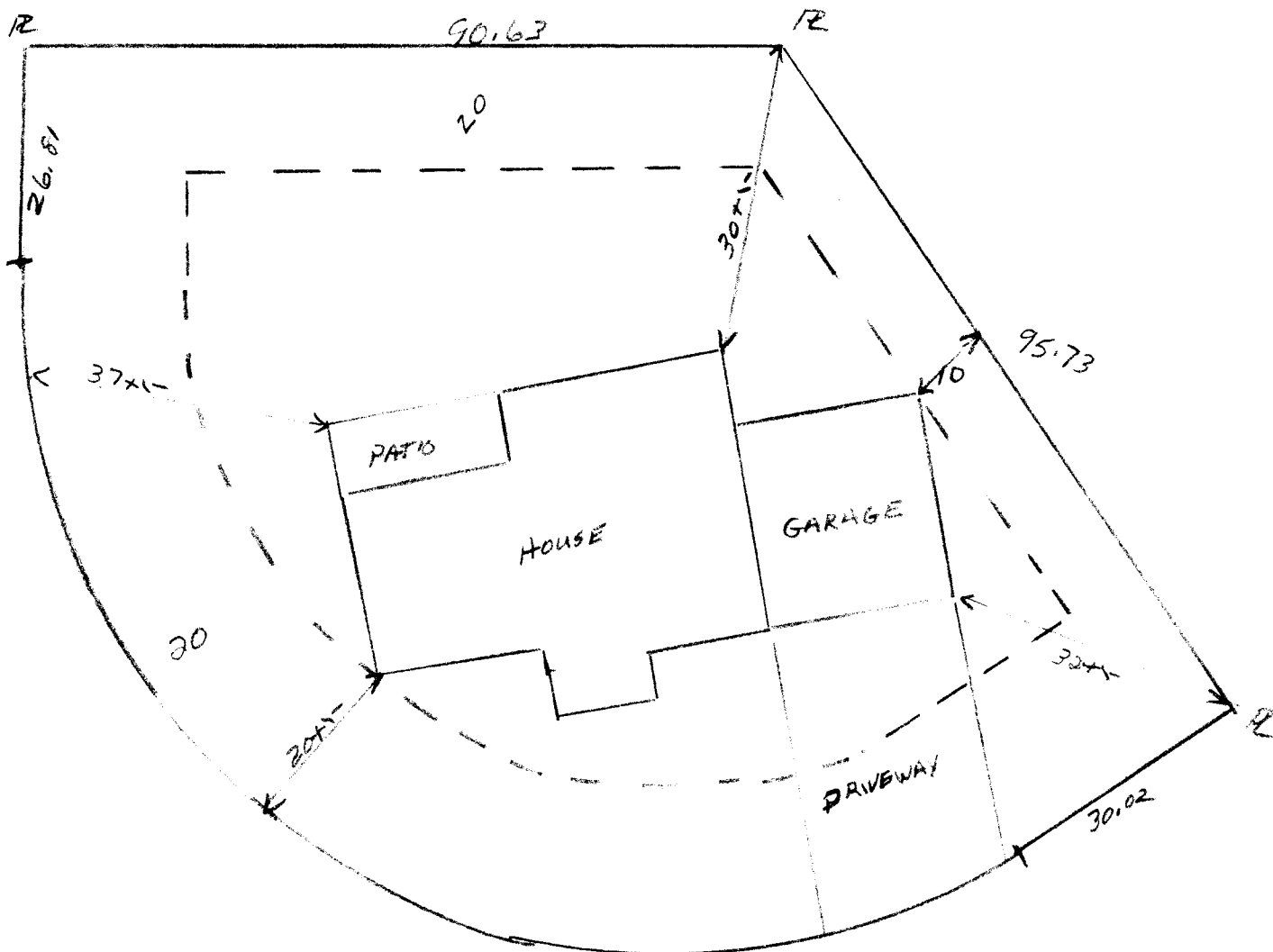


2338 PROMONTORY CT.

Driveway location OK
J. Dimkewitz 4-25-95



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