

FEE \$ 10-
TCP \$ -0-

BLDG PERMIT NO. 5A744

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1740 PARMIGAN RIDGE CIR. TAX SCHEDULE NO. 2945-012-69-015
SUBDIVISION PARMIGAN RIDGE NORTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1792
FILING 1 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER MOUNTAIN HGT ENTERPRISES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS Box 1452 GRO. JCT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 970-243-9564 USE OF EXISTING BLDGS _____
(2) APPLICANT David Hoffman DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) ADDRESS SAME SINGLE FAMILY RESIDENCE
(2) TELEPHONE SAME 244-0463

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 5' from PL Rear 15' from PL Special Conditions ACC approval
Maximum Height _____ required
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 David Hoffman Date 1-24-96
Department Approval Marcia Robinson Date 1-24-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8894-S/F
Utility Accounting Miller Fowler Date 1-24-96

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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SITE PLAN

1" = 20' 0"



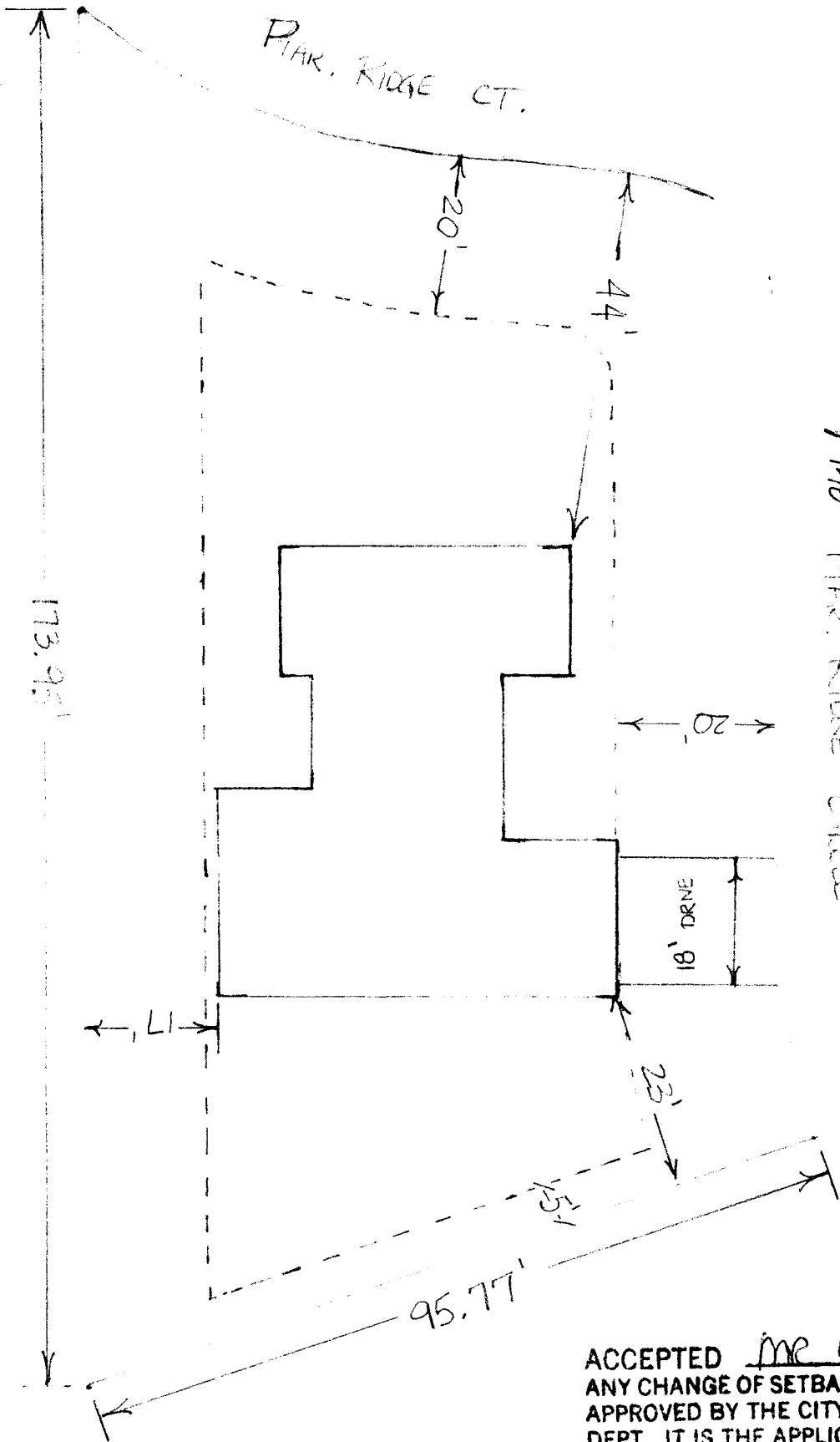
LEGAL

LOT 15, BLOCK 2

HARRINGTON RIDGE NORTH SIDE

FILE #

1740 PARK RIDGE DRIVE



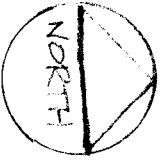
DRIVEWAY LOCATION OK

J. Wilson
1-24-96

ACCEPTED me 1-24-96
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.

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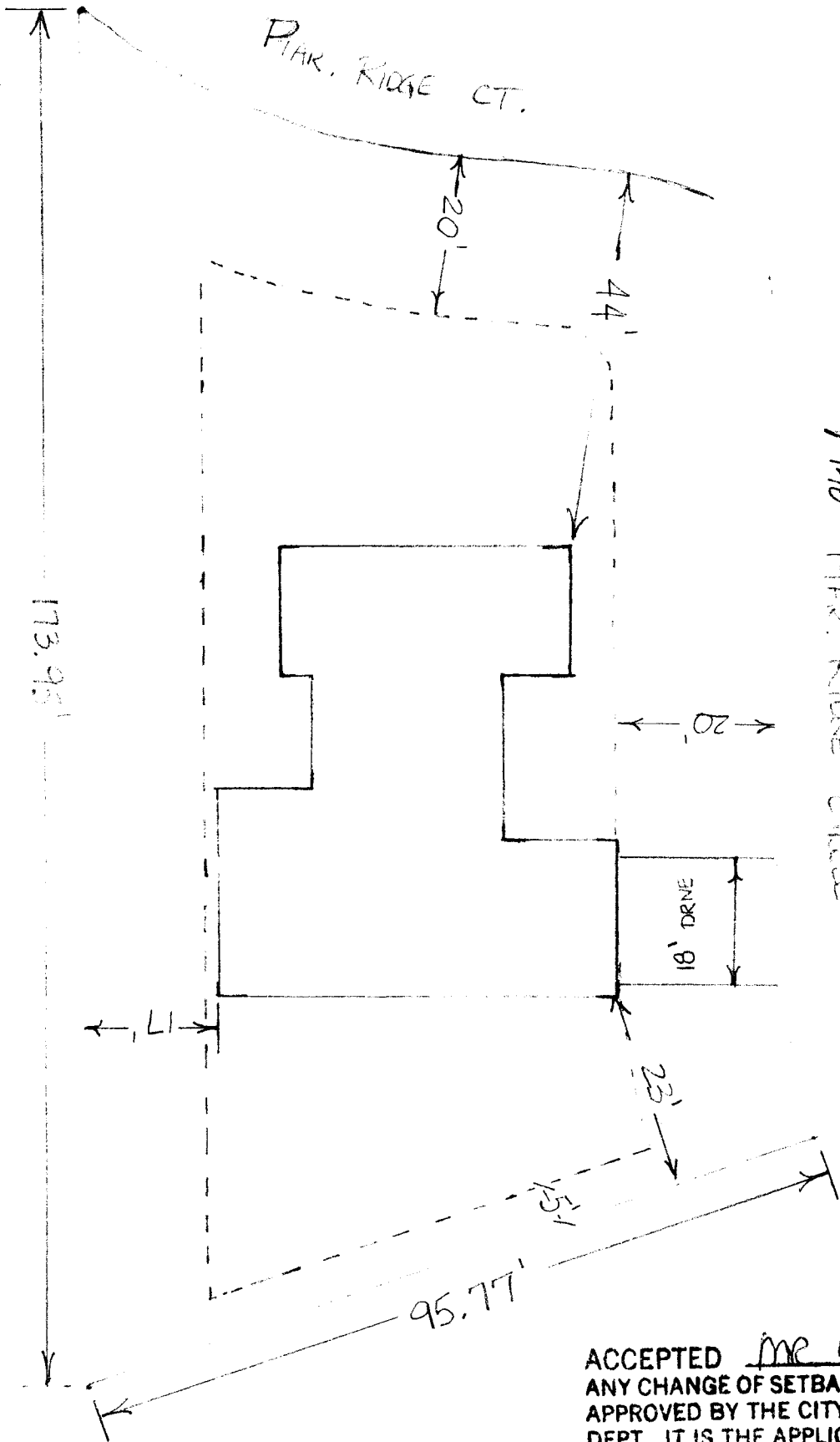
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