

FEE \$ 10⁻
 TCP \$ 500⁻

BLDG PERMIT NO. 56535

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

VTCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 401 RANA CT. TAX SCHEDULE NO. 2945-174-30-067
 SUBDIVISION RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750
 FILING 6 BLK 13 LOT 67A SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER BOOKCLIFF BUILDERS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 316 Cedar St.
 (1) TELEPHONE 242-2212 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BOOKCLIFF BUILDERS USE OF EXISTING BLDGS ~~Single Family Res.~~ None
 (2) ADDRESS 316 Cedar St. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-2212 Single Family Residence

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 _____ from PL Rear 10' from PL Special Conditions _____
10' between units
 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 [Signature] Date 6-14-96

Department Approval [Signature] K.P. Date 6-21-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. S-P.F 9289 Water 9290 } S/F

Utility Accounting [Signature] Date 6-21-96

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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Lot 204 Blk 12
File to The Bridges

RANDY CO.

Driveway
Placement O.K.
as per KP

1101

12" CMP
to be installed

20' utility
easement

1141

620000

12

10'

1514

495,24

ACCEPTED Ronnie 6/24/96
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.

LOT 67A BLK 13

FIL 6 The Ridges

RAMA CT.

Driveway Placement O.K. as per KP

401

12" CMP to be installed

20' utility easement

100.00'

14.1'

21.2'

13.5'

15.1'

95.64'

CONC DRIVE

GARAGE

17.1'

10.1'

194.00'

GARAGE

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