

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56980

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

001-3880-039 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 392 1/2 RIDGE CIRCLE DR. TAX SCHEDULE NO. 2945-201-05-004
SUBDIVISION The RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 sq. Ft.
FILING TWELVE BLK [REDACTED] LOT 4C SQ. FT. OF EXISTING BLDG(S) 1600 sq. Ft.
(1) OWNER TODD SPEECE NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 392 1/2 RIDGE CIRCLE DRIVE
(1) TELEPHONE 970/245-4593 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Carl VOSTATEK USE OF EXISTING BLDGS SINGLE FAMILY
VOSTATEK CONSTRUCTION & DESIGN, INC.
(2) ADDRESS 3439 GRAND VALLEY DESCRIPTION OF WORK AND INTENDED USE:
CANAL ROAD, CLIFTON,
(2) TELEPHONE 970/434-5665 CONSTRUCTION OF DECK.

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 4.4 Maximum coverage of lot by structures N/A
SETBACKS: Front 20' from property line (PL) Parking Req'mt N/A
or from center of ROW, whichever is greater
Side 10' from PL Rear 10' from PL Special Conditions ACCD approval
Maximum Height N/A required
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).

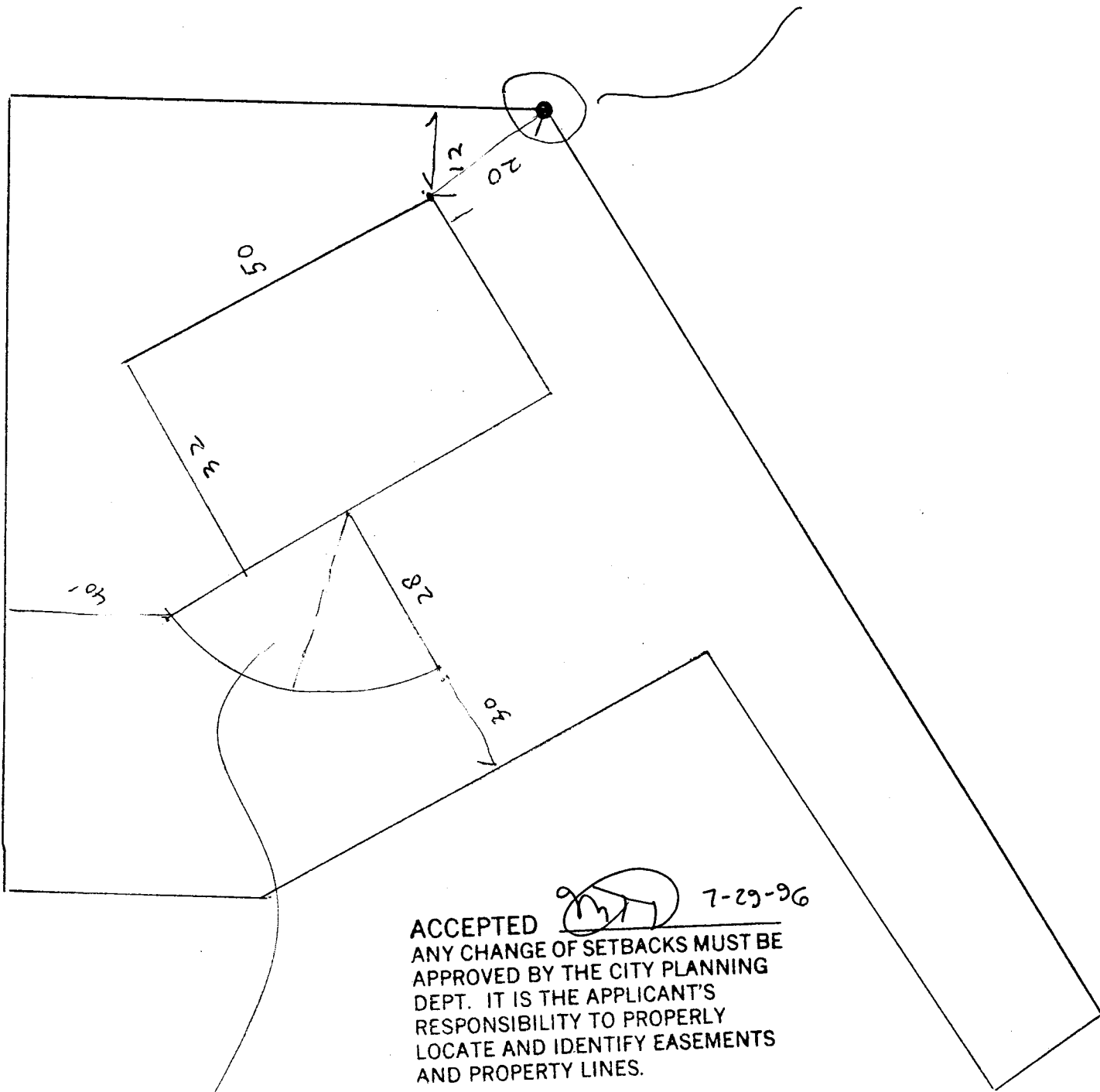
Applicant Signature [Signature] Date 7/18/96
Department Approval [Signature] Date 7/29/96


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

Utility Accounting [Signature] Date 7-27-96

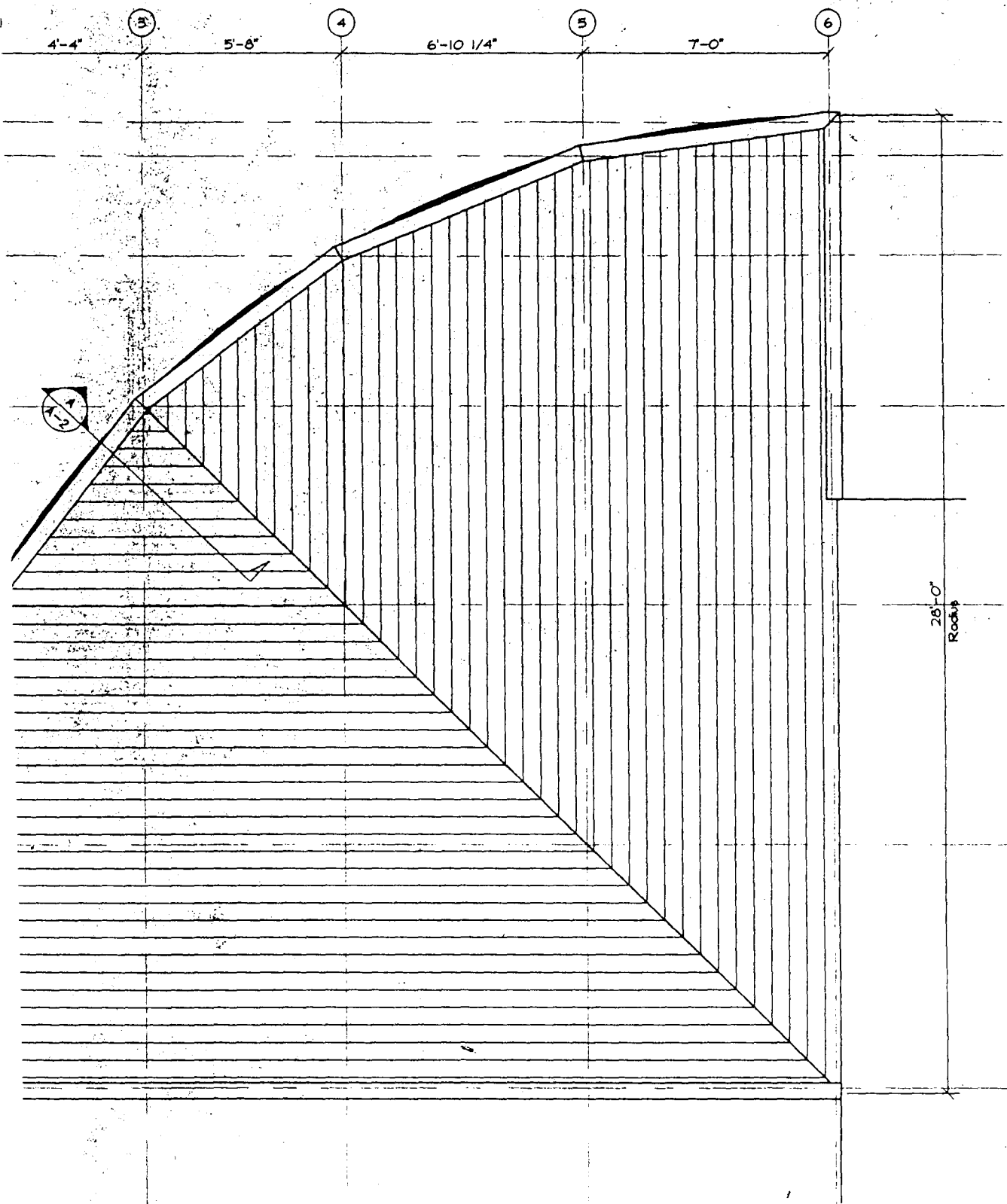
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED  7-29-96
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.

DECK



DECK FLOOR PLAN

SCALE: 3/8" = 1'-0"

APPROVED Rubes Architectural
Control Committee

[Signature]
[Signature]