

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.	<u>59374</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>3635 Bellridge Ct.</u>	TAX SCHEDULE NO. <u>2945-012-014</u>
SUBDIVISION <u>Ptarmigan Ridge</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>240</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>14</u>	SQ. FT. OF EXISTING BLDG(S) <u>2000</u>
(1) OWNER <u>Robert G. Shales</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS <u>same</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>245-7098</u>	USE OF EXISTING BLDGS <u>residential</u>
(2) APPLICANT <u>Centennial Const.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>15x16</u>
(2) ADDRESS <u>1520 Ptarmigan Ct. N.</u>	<u>room addition</u>
(2) TELEPHONE <u>242-7198</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>21</u>

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 <u>Mark B. B...</u>	Date <u>2-19-97</u>
Department Approval <u>Santa Costello</u>	Date <u>2-19-97</u>

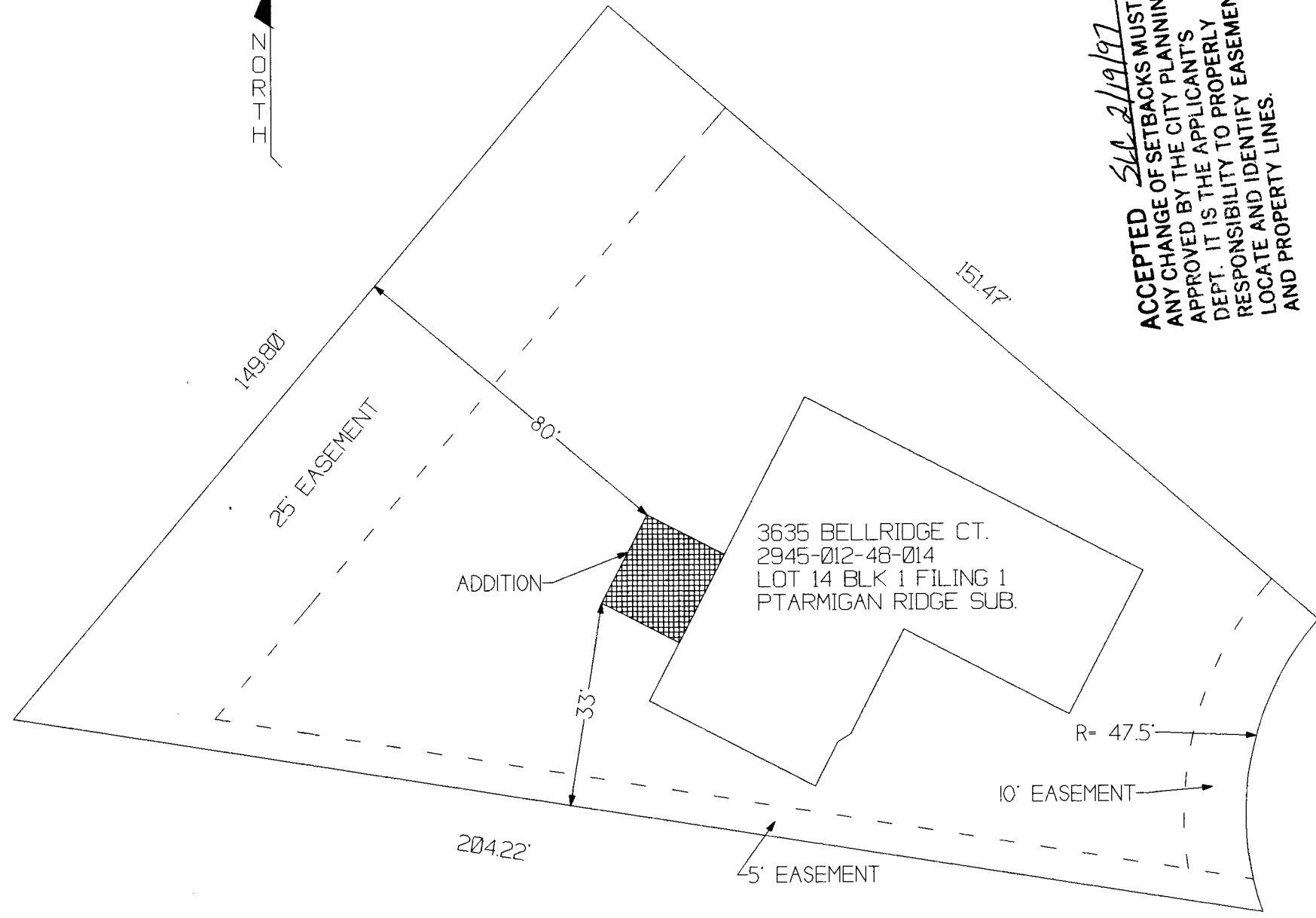
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3022-7440-02-8

Utility Accounting Richardson Date 2-21-97

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)

I-170Z



ACCEPTED *SKA 2/19/97*
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.

3635 BELLRIDGE CT.
2945-012-48-014
LOT 14 BLK 1 FILING 1
PTARMIGAN RIDGE SUB.

ADDITION

25' EASEMENT

10' EASEMENT

5' EASEMENT

R= 47.5'

33'

80'

149.80'

151.47'

204.22'