

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰
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BLDG PERMIT NO. 61370

Plan Sp. 305 00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2674 Cambridge Rd TAX SCHEDULE NO. 2701-351-40-014
 SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2280
 FILING _____ BLK 1 LOT 1B SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Robert Ballinger NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Box 9173, GJ 81501
 (1) TELEPHONE 970 255-1575 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS NA
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Home

REQUIRED: One plot plan (on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.24 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 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 17 ANNEX# _____

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).

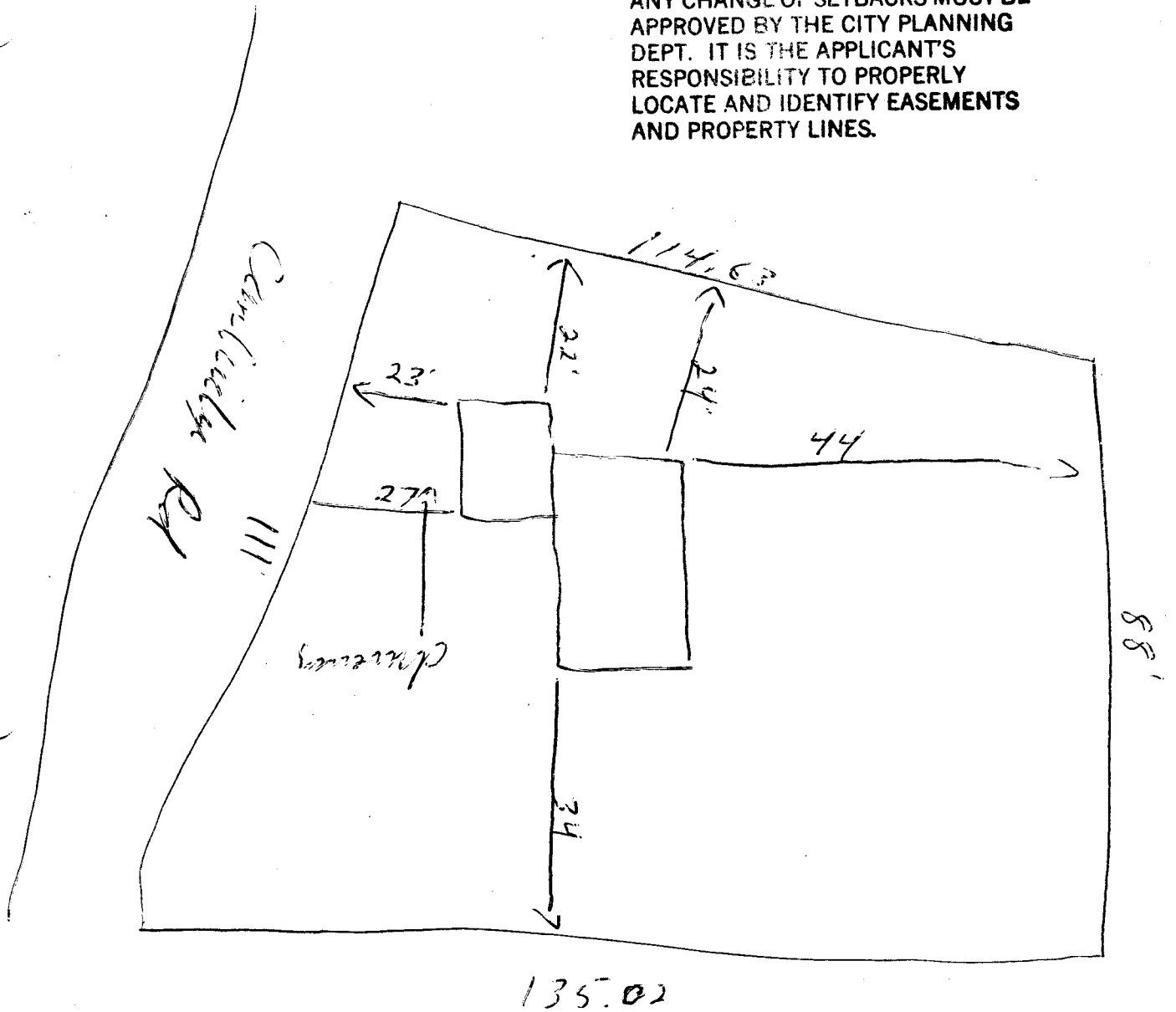
Applicant Signature [Signature] Date 7/29/97
 Department Approval [Signature] Date 7/30/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10420
 Utility Accounting [Signature] Date 7-30-97

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)

ACCEPTED SLC 7/30/97
 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.

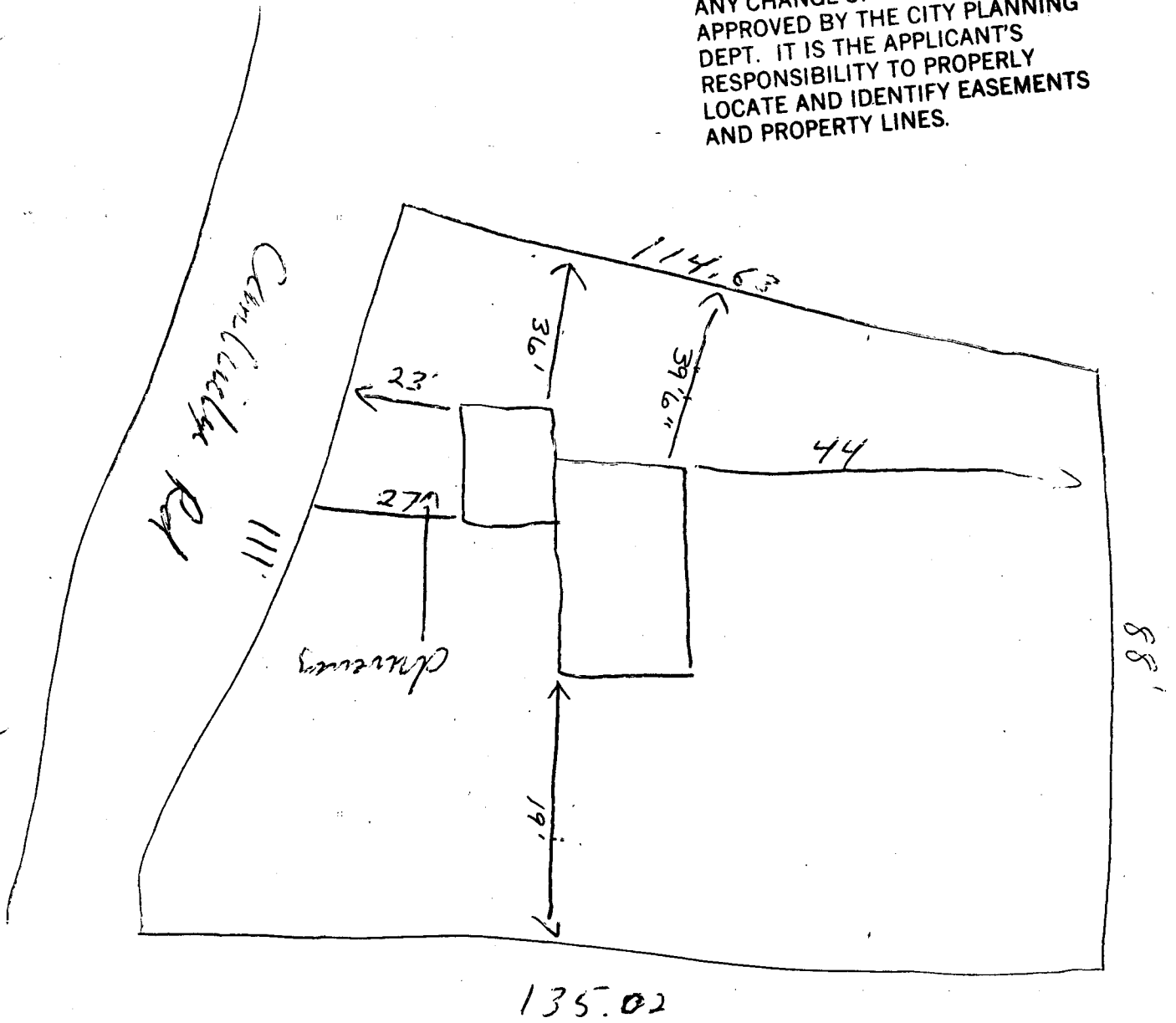


135.02

2674 Cambridge Rd
 Petrol Buildings
 min setbacks
 Front 20'
 Rear 10'
 Side 5'

DRIVEWAY
 LOCATION OK
 J. Clark
 7-30-97

AMENDED
 ACCEPTED 8-11-97 SLC
 ANY CHANGE OF SETBACKS MUST BE
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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



DRIVEWAY
 LOCATION OK
 J. Kluck
 7-30-97

2674 Cambridge Rd
 Perfect Buildings

main setbacks
 Front 20'
 Rear 10'
 Side 5'