

FEE \$ 10.00  
 TCP \$ 500.00  
 Op. Sp. 225.00



BLDG PERMIT NO. 022017

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

BLDG ADDRESS 2678 CAMBRIDGE RD TAX SCHEDULE NO. 201-351-40-016  
 SUBDIVISION CAMBRIDGE SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2132 SF  
 FILING \_\_\_\_\_ BLK 8 LOT 16 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER JEFF NIMON NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO 1968 GT CO 81502  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE 243-6469  
 USE OF EXISTING BLDGS RESIDENCE  
 (2) APPLICANT JEFF NIMON  
 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions ALCO approval  
req'd  
 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).

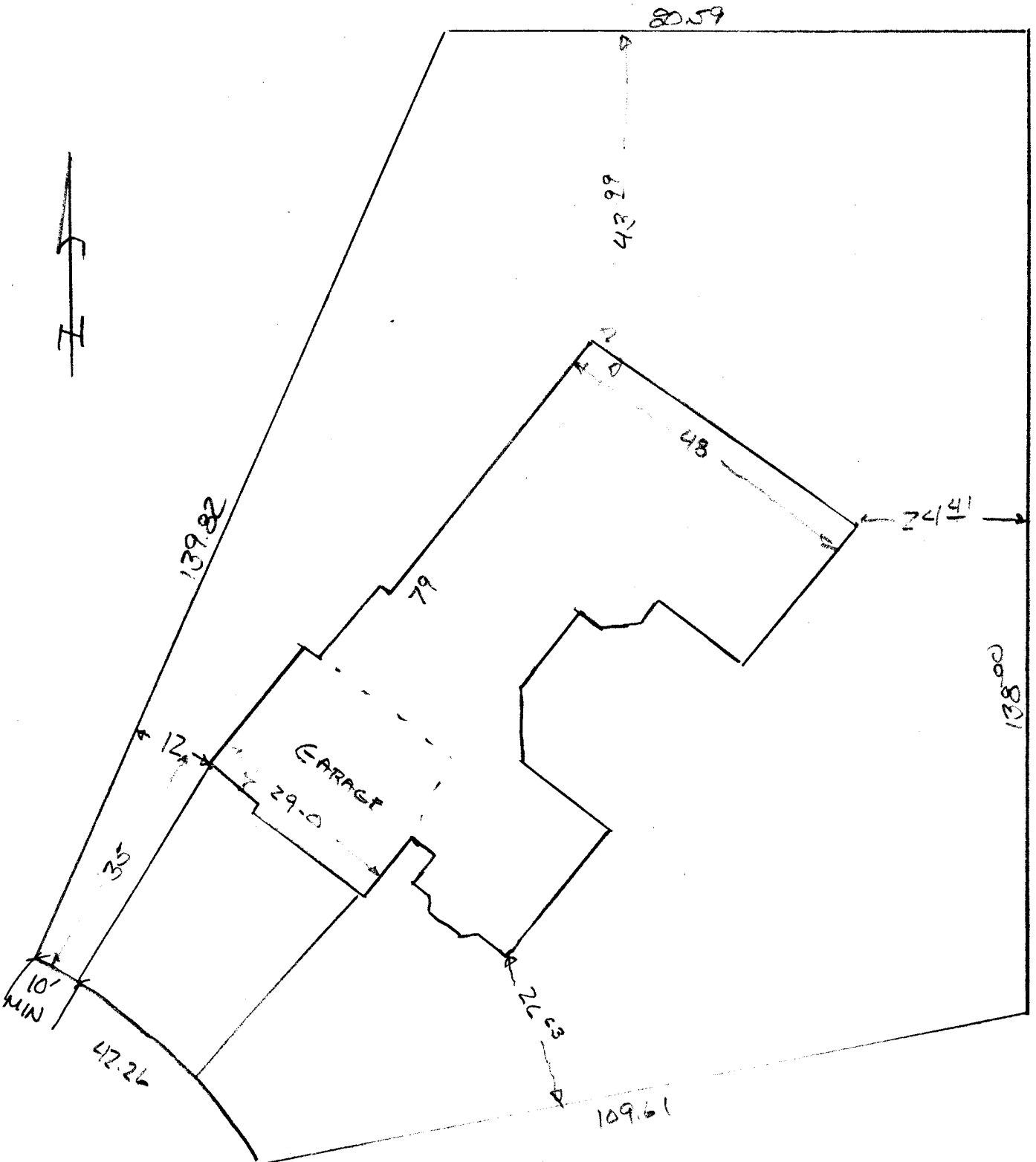
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-22-97  
 Department Approval [Signature] Date 10-24-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10655  
 Utility Accounting [Signature] Date 10/24/97

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 10.24.97  
 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.

DRIVEWAY LOCATION  
 O.K. *De Ahler*  
 10/23/97

2678 CAMBERLEY