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BLDG PERMIT NO. U1847

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

001-5980-08-4

BLDG ADDRESS 381 EAST VALLEY CR #1 TAX SCHEDULE NO. 2945-201-02.032

SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION -

FILING 4 BLK 8 LOT 17A SQ. FT. OF EXISTING BLDG(S) 936^b

(1) OWNER Jennifer Rotundo NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 1930 NORTH 10th ST.

(1) TELEPHONE 970-248-3611 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAMIE USE OF EXISTING BLDGS townhome duplex units

(2) ADDRESS | DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE ~~EXISTING~~

(2) TELEPHONE | CARPORIT TO GARAGE.

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.4 Maximum coverage of lot by structures -

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt -

Side 0' to 10' from PL Rear 10' from PL Special Conditions minimum 10' between ext. walls -

Maximum Height 25' CENSUS 1401 TRAFFIC 96 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 Jennifer Rotundo Date 9/5/97

Department Approval Ronnie Edwards Date 9/5/97

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

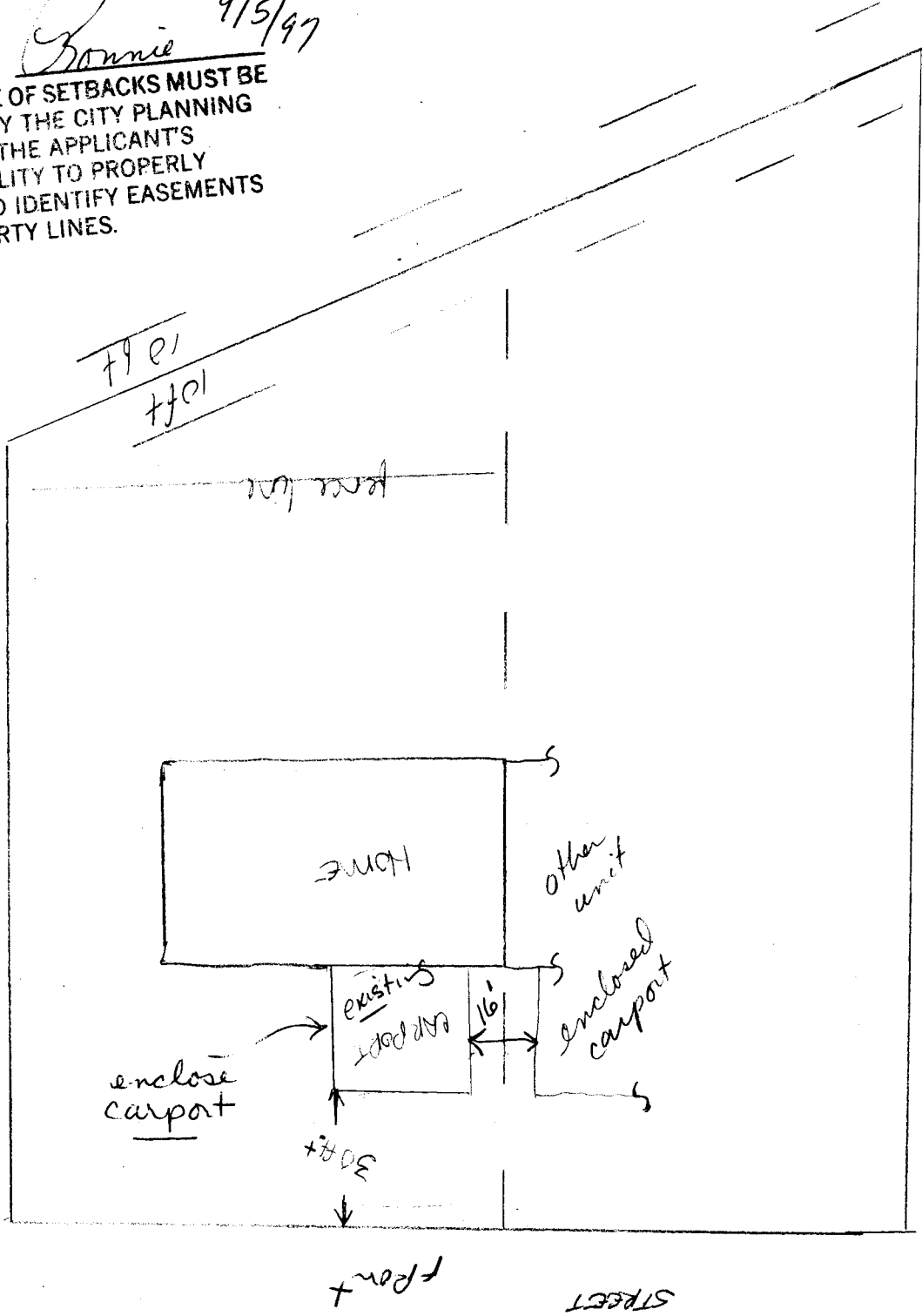
Utility Accounting Attended Date 9-5-97

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
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.

Bonnie 9/5/97



existing duplex unit

381 EAST VALLEY CIRCLE

