

Planning \$ 10.00	Drainage \$ 0
TCP \$ 00.00	School Impact \$ 0

BLDG PERMIT NO.
FILE #

**PLANNING CLEARANCE**  
(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

*never done  
 expired  
 (Signature)*

16347-10462

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BUILDING ADDRESS 3761 N<sup>th</sup> 15<sup>th</sup> CT.  
 SUBDIVISION PARMIGIAN RIDGE  
 FILING 6 REPLAT. BLK 4E5 LOT 1  
BLOCK 1A  
 OWNER RAY DAVIS  
 ADDRESS 3761 N<sup>th</sup> 15<sup>th</sup> CT.  
 TELEPHONE 970-260-1964  
 APPLICANT RAY DAVIS  
 ADDRESS 3761 N<sup>th</sup> 15<sup>th</sup> CT.  
 TELEPHONE 970-260-1964

TAX SCHEDULE NO. 2945-012-62-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 806 S.F.  
 SQ. FT. OF EXISTING BLDG(S) 1750 S.F.  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS RESIDENCE  
 DESCRIPTION OF WORK & INTENDED USE: ADD  
NEW GARAGE TO SITE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE PR-4  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: 15' from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 28 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature]  
 Department Approval Bill Neth

Date 7-28-99  
 Date 7.28.99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>7/28/99</u>

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

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

# IMPROVEMENT LOCATION CERTIFICATE

3761 N. 15TH COURT

FIRST AMERICAN TITLE #120381B  
DAVIS ACCT.

LOT 1 IN BLOCK 1 A REPLAT OF BLOCKS FOUR AND FIVE OF PTARMIGAN RIDGE  
FILING NO. 6, MESA COUNTY, COLORADO.



SCALE: 1" = 40'

