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BLDG PERMIT NO. 75293

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

BLDG ADDRESS 609 26 1/2 Rd. TAX SCHEDULE NO. 2945-023-00-028

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 484

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Mattam, CW and RD NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 609 26 1/2 Rd.

(1) TELEPHONE 243-9443 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Centennial Const. USE OF EXISTING BLDGS single family res.

(2) ADDRESS 1520 Parmigan Ct. N. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-7198 Two car garage (replacing existing)

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 B-1 Maximum coverage of lot by structures _____

SETBACKS: Front 20' / 25' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 0' from PL Rear 15' from PL Special Conditions _____

Maximum Height 40'

CENSUS 10 TRAFFIC 20 ANN# _____

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 Mark H. Edwards Date 5-17-00

Department Approval Ronnie Edwards Date 5-18-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 13049

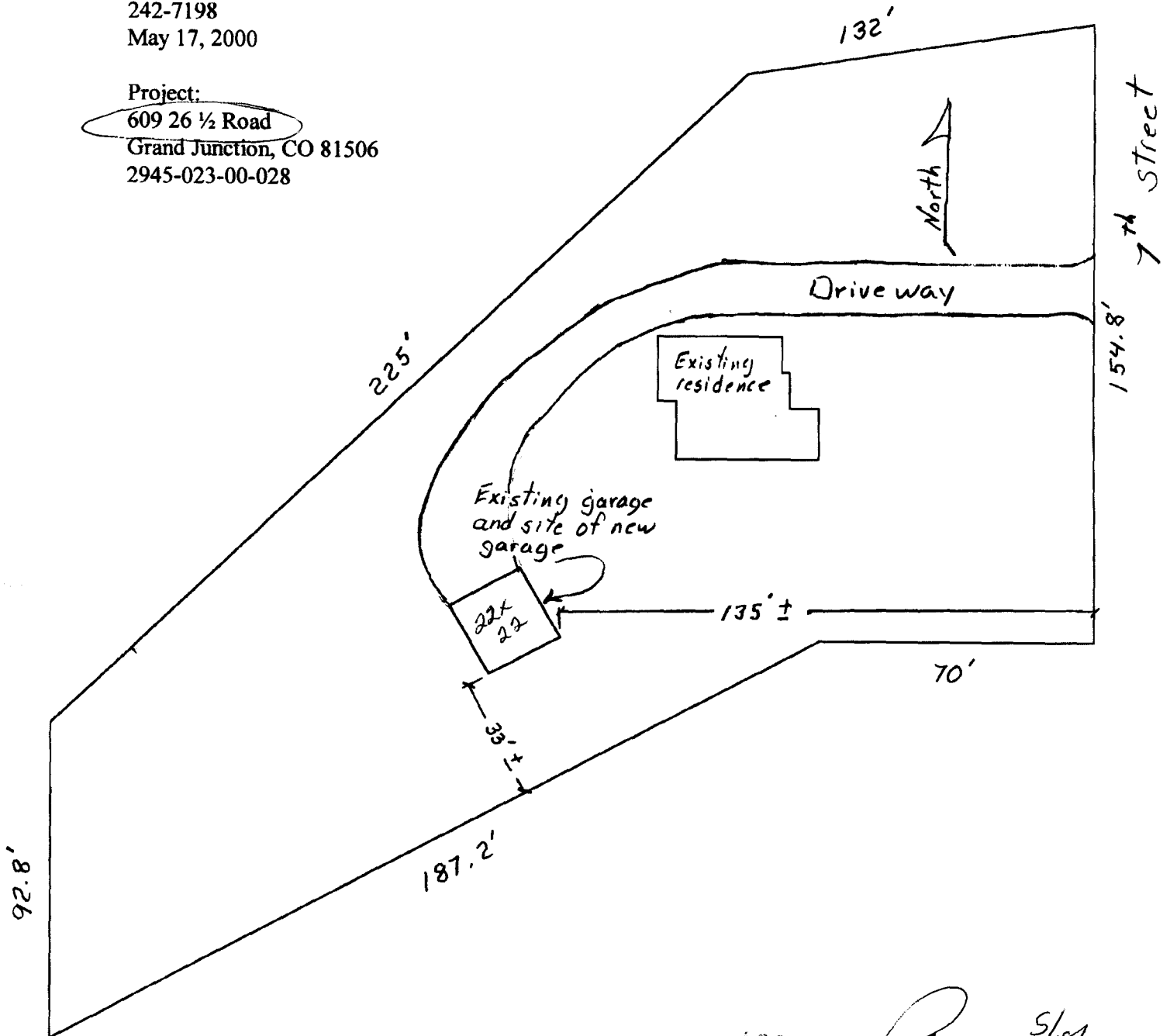
Utility Accounting KHact Date 5/18/00

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)

Centennial Construction
1520 Ptarmigan Court North
Grand Junction, CO 81506
242-7198
May 17, 2000

Project:
609 26 1/2 Road
Grand Junction, CO 81506
2945-023-00-028



ACCEPTED *Bonnie* 5/18/00
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.