

FEE \$	10
TCP \$	9300
SIF \$	—

103

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

BLDG PERMIT NO. 78952



Your Bridge to a Better Community

BLDG ADDRESS 1616 Cortland Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,350 #

TAX SCHEDULE NO. 2945-012-63-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Parmigan Ridge - Filmg 6 TOTAL SQ. FT. OF EXISTING & PROPOSED 2,350 #

FILING 6 BLK 2 LOT 11

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Tyler Price NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3227 E Rd. Clf. 81520

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (970) 250-3951 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Same

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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-4 Maximum coverage of lot by structures bdg. envelope

SETBACKS: Front 20' @ garage from property line (PL) Permanent Foundation Required: YES ___ NO ___
 or ___ from center of ROW, whichever is greater

Side 10' between bldgs from PL, Rear 15' from PL Parking Req'mt _____

(5) Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Tyler Price Date 3/5/01

Department Approval [Signature] Date 3/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13811</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/13/01</u>

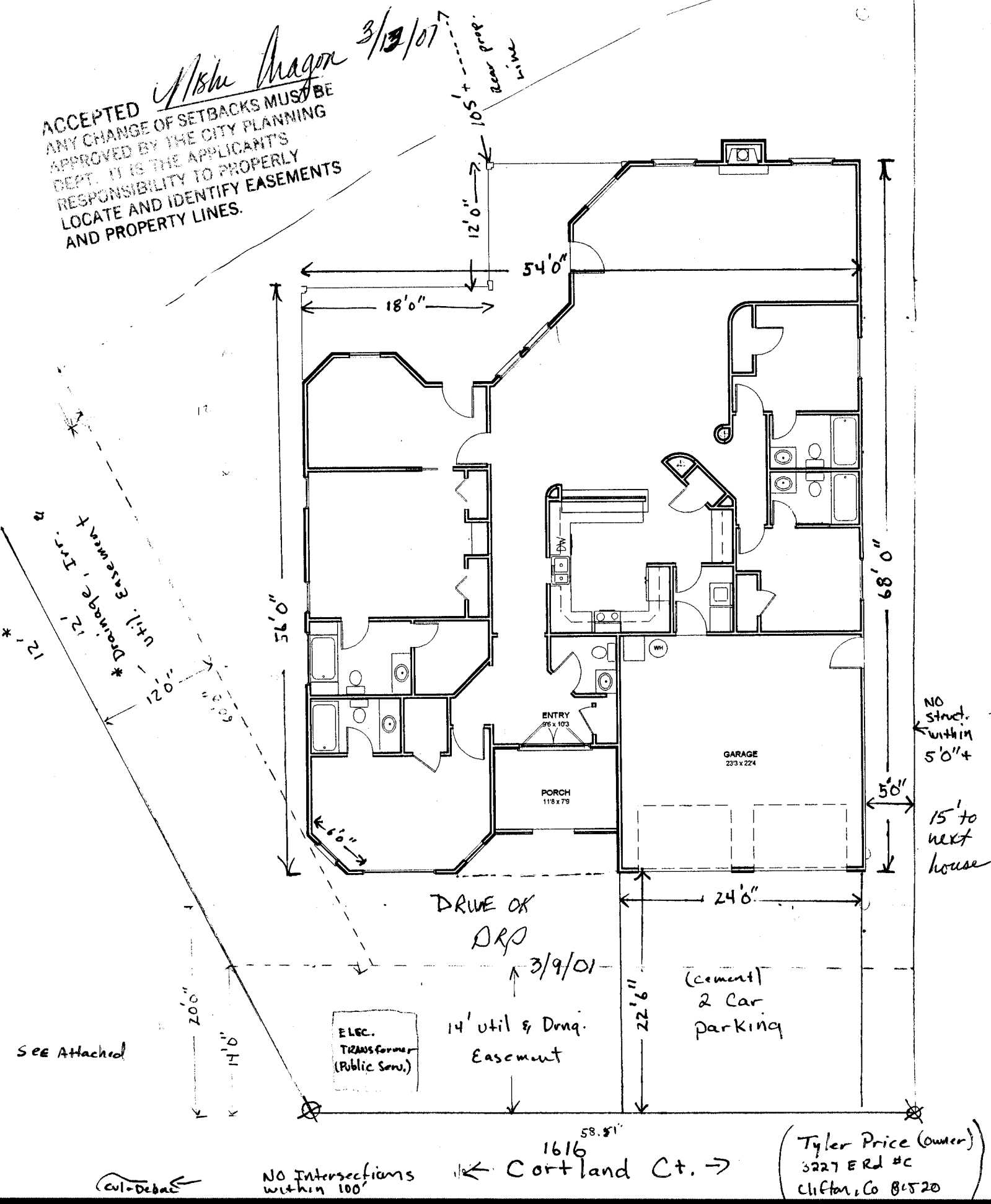
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

UTIL., Det., & IRR. EASEMENT



ACCEPTED *Albu Magor 3/13/07*
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.



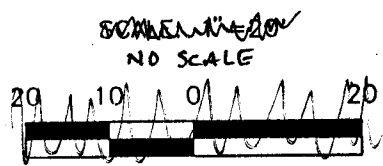
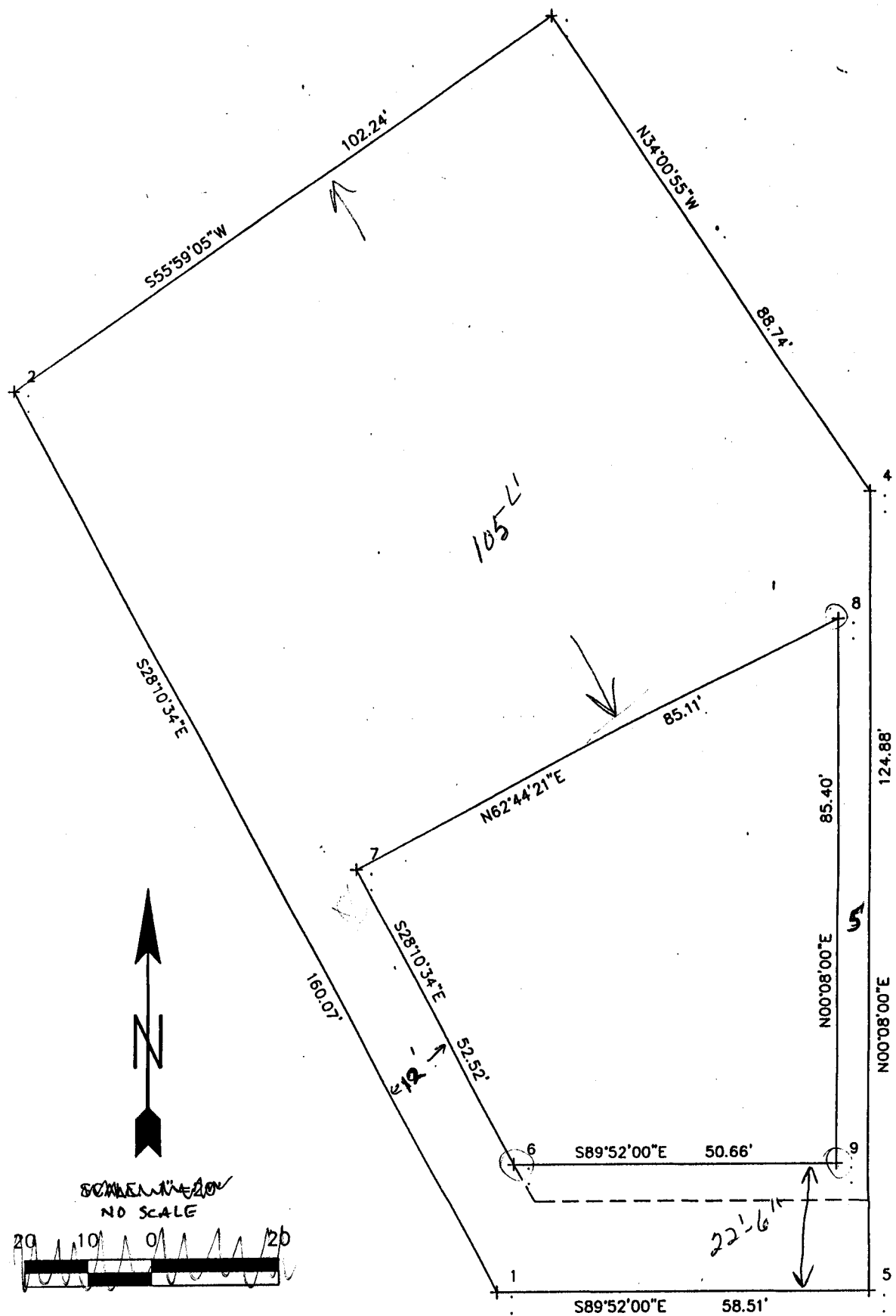
SEE Attached

Cul-DeSac

NO Intersections within 100'

58.81'
1616
← Cortland Ct. →

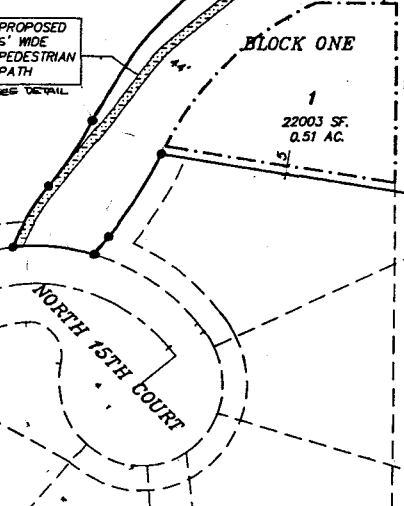
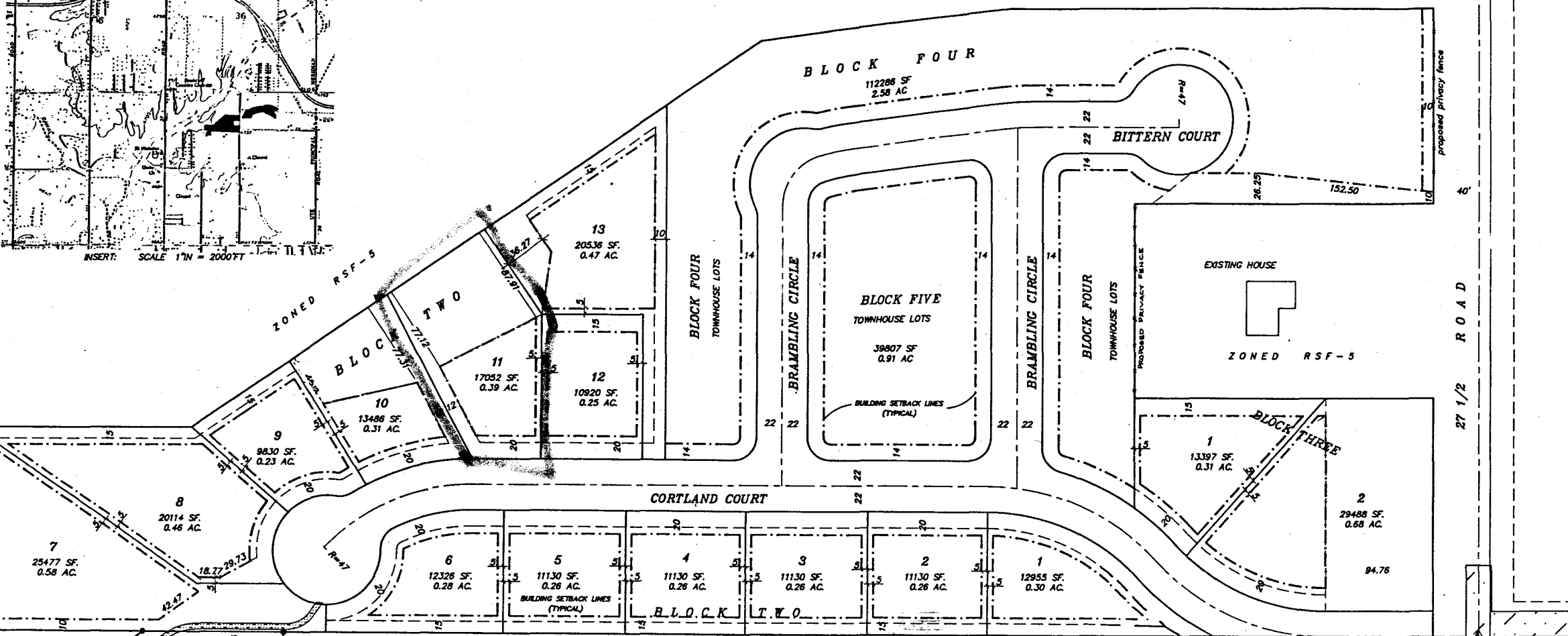
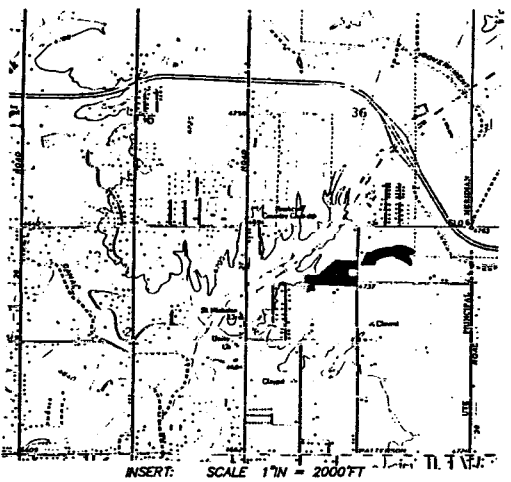
(Tyler Price (owner))
3227 ERD #C
Clifton, Co 81520



Tyler Price Cowner
 3227 E 12d. #C
 Clifton, CO 81520

1616 Cortland Ct
 Lot 11, Block 2
 Parmigan Ridge P.L.ing 6

ZONED RSF-5



FUTURE DEVELOPMENT

ZONED PD

SET BACKS

SINGLE FAMILY DETACHED
FRONT 20' FROM FRONT PROPERTY LINE
SIDE 5'
REAR 15'

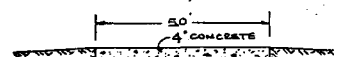
TOWNHOMES
FRONT OF MAIN STRUCTURE 14' FROM FRONT PROPERTY LINE
BUILDING SEPERATION 10' FEET

LAND USE SUMMARY

LOTS = 9.28 ACRES = 82%
ROAD = 2.07 ACRES = 18%
TOTAL = 11.35 ACRES = 100%

18 SINGLE FAMILY DETACHED LOTS

27 SINGLE FAMILY ATTACHED UNITS (14 BUILDINGS)
30 UNITS ALLOWED, APPROVED, AND SUBJECT
TO SITE PLAN REVIEW.



REVISED 8/1/93
REVISED 6/25/93
REVISED 4/25/93

NE CORNER
SE 1/4 NW 1/4
SECTION 1
T1S, R1W, U.M.

existing pavement