

FEE \$ 5.00

BLDG PERMIT NO. 49548

TCP-0-

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2665 Hawk CT TAX SCHEDULE NO. 2711-354-054-008

SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING 1 BLK \_\_\_\_\_ LOT 8 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER C. M. Kramer NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 Horizon NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243 4890 USE OF EXISTING BLDGS N/A

(2) APPLICANT Movement Homes DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 759 Horizon New Residence

(2) TELEPHONE 243 4890

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-41 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS TRACT 17 TRAFFIC ZONE 10

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 8/4/94

Department Approval Marina Pety Date 8-4-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #7759 3100-1100-01-

Utility Accounting Richardson Date 8-4-94

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

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