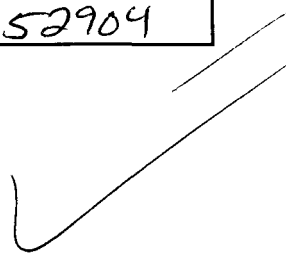


FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 52904

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2560 BRENNA WAY TAX SCHEDULE NO. 2945-031-28-005  
SUBDIVISION KAY FILING #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600<sup>0</sup>  
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) ~~1600<sup>0</sup>~~  
(1) OWNER Tony Perry NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 243-4383 USE OF EXISTING BLDGS RES - SINGLE  
(2) APPLICANT Tony Perry DESCRIPTION OF WORK AND INTENDED USE: Neal  
(2) ADDRESS 761 TULIP DR. 81506 Single Family - 2 CAR GARAGE  
(2) TELEPHONE 245-9657

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 PR Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' 15' from PL Rear 20' from PL Special Conditions NO encroachment  
Maximum Height \_\_\_\_\_ into easements  
CENS.T. 10 T.ZONE 19 ANN# 95-51

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).

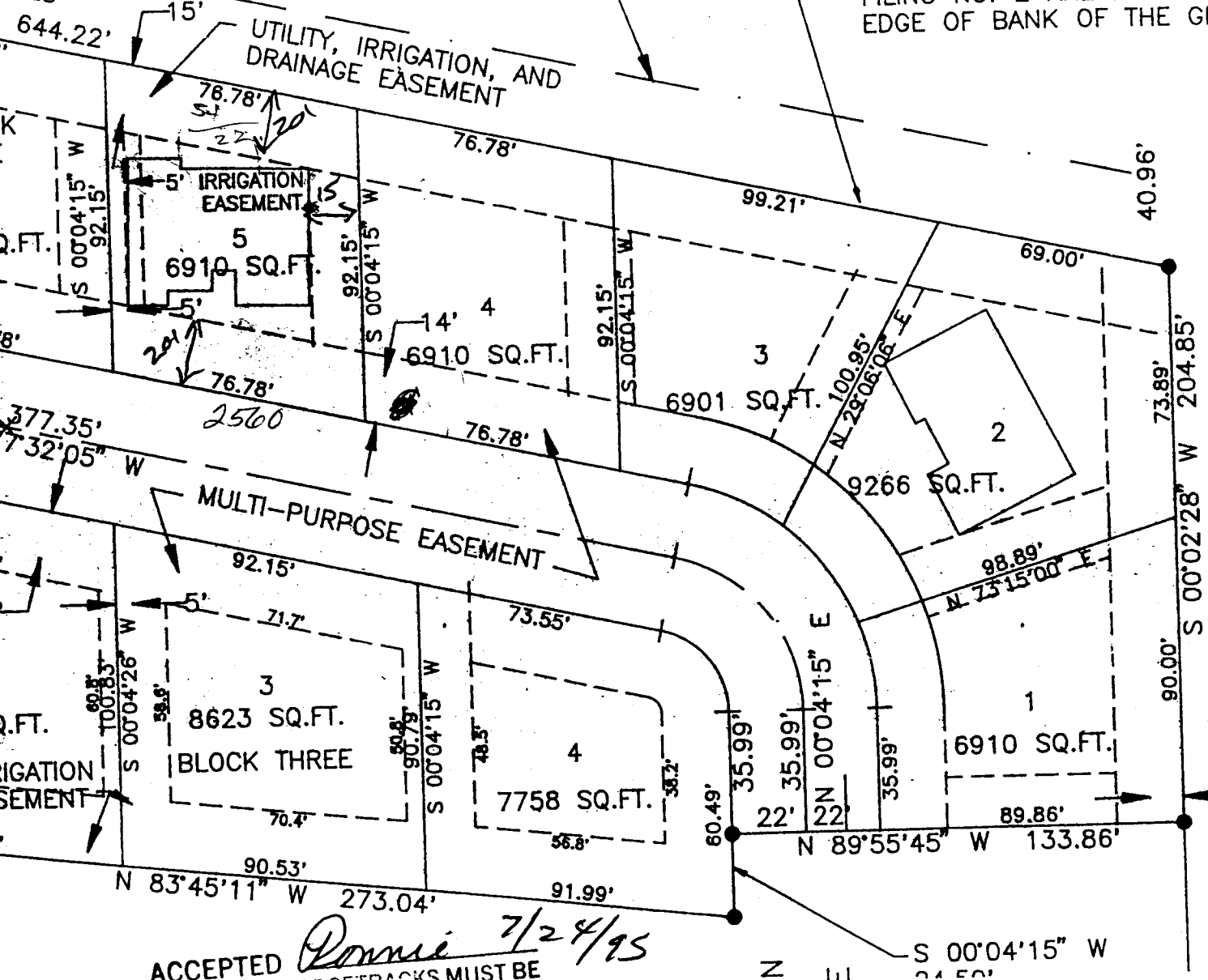
Applicant Signature Tony Perry Date 7-24-95  
Department Approval Bonnie Edwards Date 7-24-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8487- S/F  
Utility Accounting Millie Fowler Date 7-24-95

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)

VALLEY CANAL ROW  
644.22'

THE NORTH LOTS LINES OF KAY SUBDIVISIC  
FILING NO. 2 ARE 25 FEET FROM THE SOL  
EDGE OF BANK OF THE GRAND VALLEY CANAL



TERRY  
LARSON

1" = 30 FT

BOOK 1882  
PAGE 626

10' UTILITY, IRR.,  
DRAINAGE ESM

ACCEPTED *Ronnie* 7/24/95  
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.

2560 Brenna Way