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TCP \$ -0 -

BLDG PERMIT NO. 53702

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

*Handwritten initials/signature*

3100-2561-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2561 BEENNA WAY TAX SCHEDULE NO. 2945-031-30-004  
SUBDIVISION KAY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2004  
FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER ALLEN & COLLEEN MOORE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_  
(1) TELEPHONE 242-3852 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
(2) APPLICANT FOUNDERS MTN. BUILDERS USE OF EXISTING BLDGS \_\_\_\_\_  
JAMES E. HALL  
(2) ADDRESS 636 N. PLACER CT. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 243-6267 CONSTRUCTION OF SINGLE FAMILY HOME

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' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. 9 T.ZONE 19 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 J. E. Hall Date 09-25-95

Department Approval Marcia Babideaux Date 10-3-95

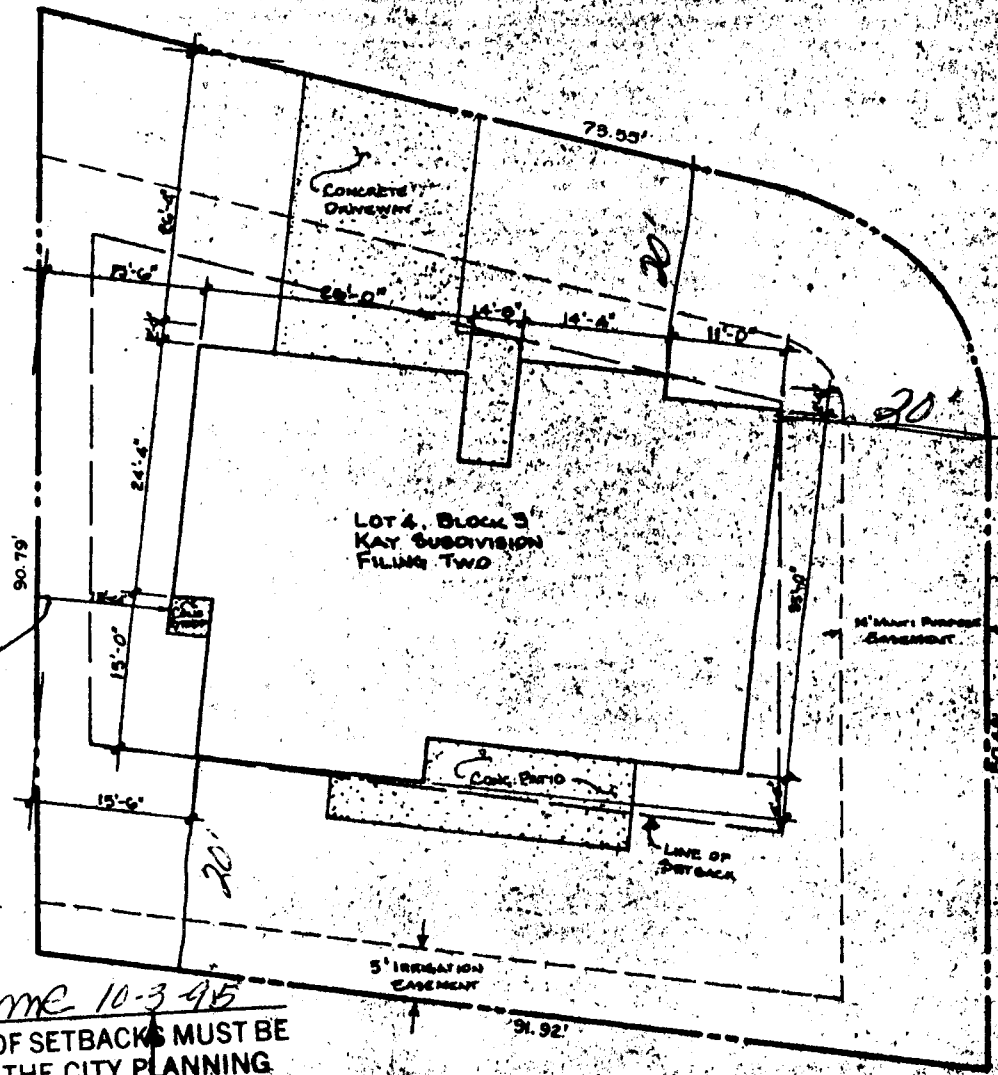
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8641-S/F

Utility Accounting Millie Fowler Date 10-3-95

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)

- BRENNA WAY -



- FENTON PLAZA -

LOT 4, BLOCK 3  
KAY SUBDIVISION  
FILING TWO

5' IRRIGATION  
EASEMENT

5' FRONT PROPERTY  
EASEMENT

LINE OF  
SETBACK

ACCEPTED *MC 10-3-45*  
 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.

**PLOT PLAN**  
 SCALE: 1" = 12'