

FEE \$	10 <sup>00</sup>
TCP \$	425 <sup>00</sup>

BLDG PERMIT NO. 54307

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

PC  
✓/M

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2707 EDEN CRT. TAX SCHEDULE NO. 2701-253-07-016  
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680  
 FILING 7 BLK 3 LOT 25 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER JAMES; KATHALYN HAUGER NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 643 LAURADALE DR.  
 (1) TELEPHONE (970) 434-2380 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT JAMES HAUGER CONSTR. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: 1-STORY  
 (2) TELEPHONE ↓ RESIDENCE

**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 RSF5 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 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 16 T.ZONE 13 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 [Signature] Date 11-28-95  
 Department Approval [Signature] Date 11-28-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8769  
 Utility Accounting [Signature] Date 11-28-95

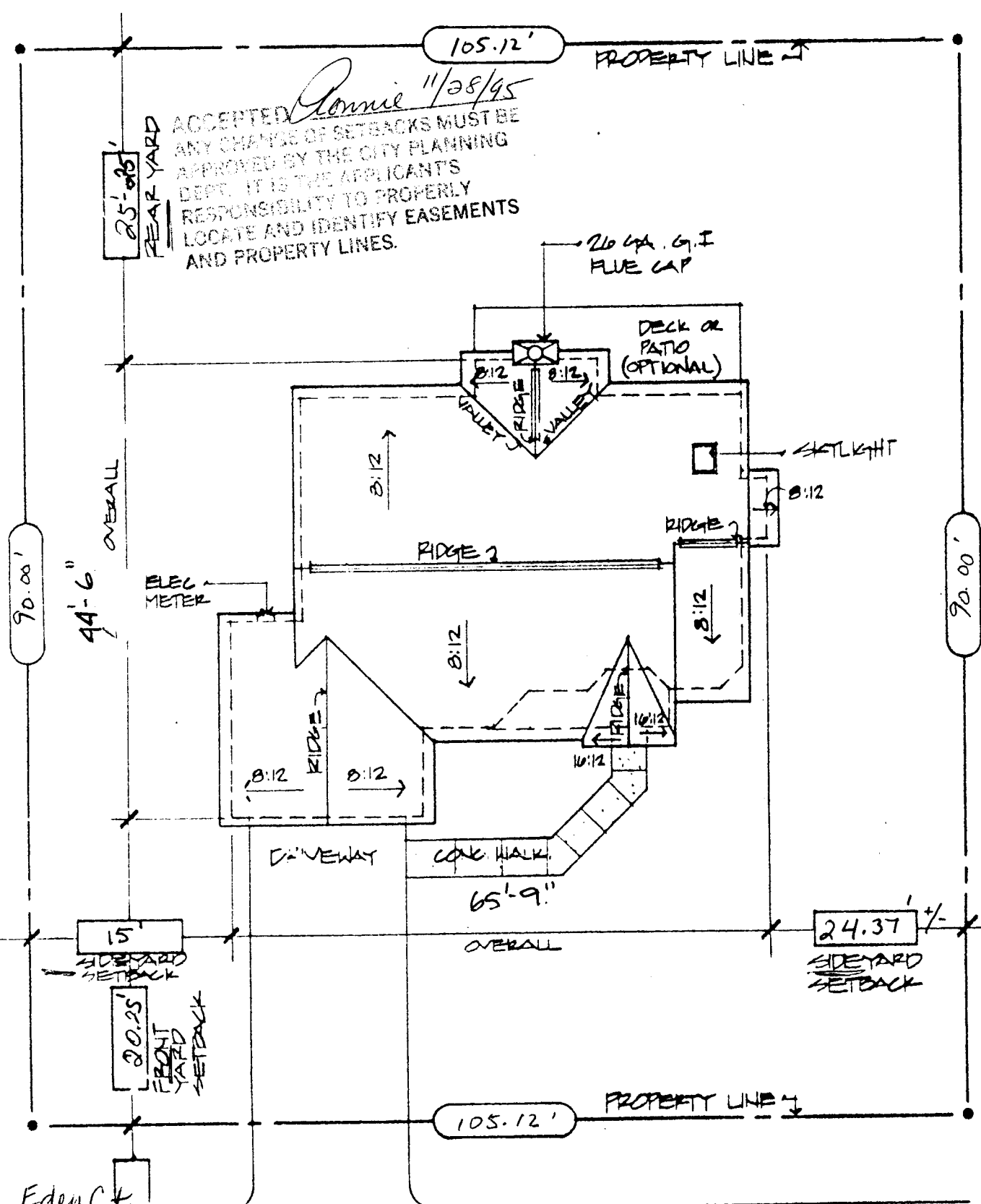
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1'-0" DEEP  
 3' = 1'-0"

2'-5" / 2'-3"  
 1/2" FILLED / 1'-10" DEEP  
 7 M. BATH  
 8 3/8" = 1'-0"

8 MANTEL DETAIL  
 8 1/2" = 1'-0"



2707 Eden Ct.