

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. <u>52698</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 658 FENTON ST. TAX SCHEDULE NO. 2945-031-28-001
 SUBDIVISION KAY SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER TONY PERRY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2558 JUNICE DR NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-4383 USE OF EXISTING BLDGS N/A
 (2) APPLICANT DAN HOASE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 563 Village Way New Construction - Residence S/F
 (2) TELEPHONE 242-8681

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 Special Conditions _____
 Side 5' from PL Rear 20' from PL _____
20' when bldg. Maximum Height _____
 CENS.T. 10 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 Dan Hoase Date 6-30-95
 Department Approval Ronnie Edwards Date 6-30-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8439-S/F

Utility Accounting Miller Fowler Date 6-30-95

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)

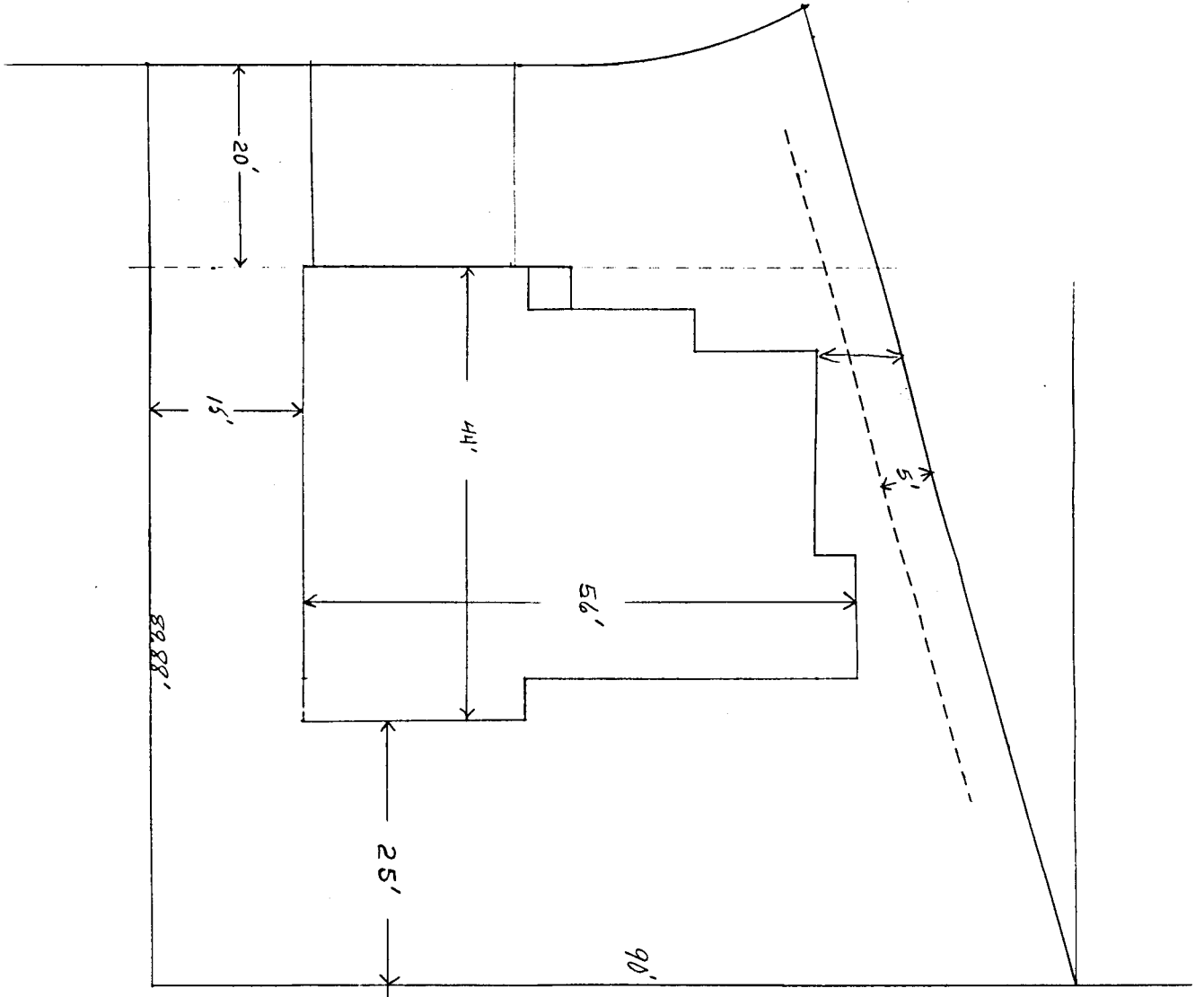
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Comme
6/30/95



FENTON ST.

658



HAASE & ASSOC. INC.

SCALE	DATE
DESIGNED BY	APPROVED BY
REVIEWED	DRAWING NUMBER