

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 53525

LPJ

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2722 H Road TAX SCHEDULE NO. 2701-253-06-005
SUBDIVISION North Point Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500
FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Leonard J. Waltescheid NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 754 Horizon Drive
(1) TELEPHONE (970) 243-4890 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Monument Homes USE OF EXISTING BLDGS Residence
(2) ADDRESS 754 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 970 243-4890 Build House

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-1 Maximum coverage of lot by structures 25%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 75' from center of ROW, whichever is greater
Side 15' from PL Rear 30' from PL Special Conditions ACCD approval
Maximum Height 32' required
CENS.T. 16 T.ZONE 14 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 10-20-95

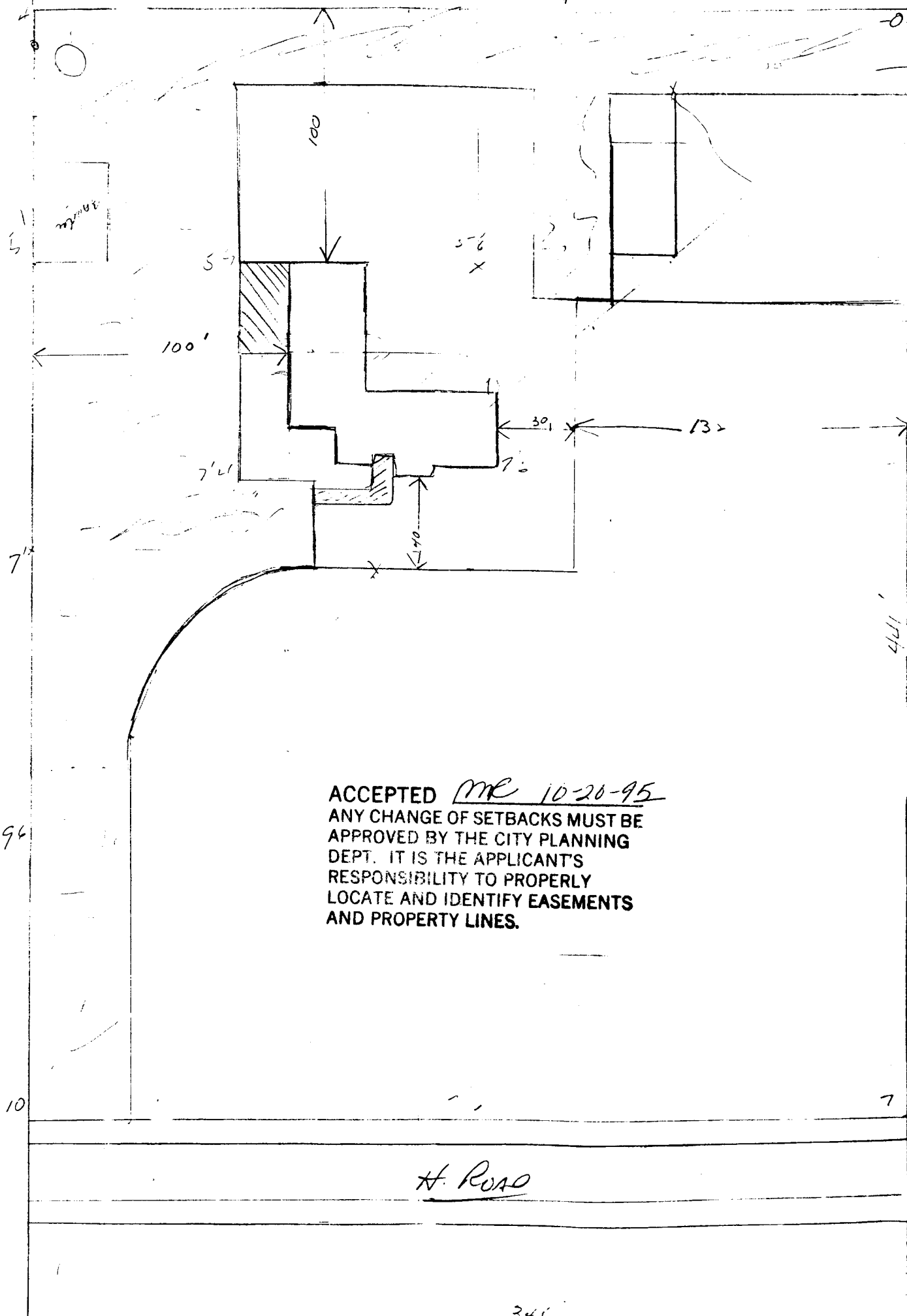
Department Approval Marcia Rabideaux Date 10-20-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
Sewer Not Available

Utility Accounting [Signature] Date 10-20-95

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 *MR 10-20-95*
 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.

H. ROAD