

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54558

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

3100-1470-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 670 Ignacio CT TAX SCHEDULE NO. 2945-032-35-002
 SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Haase & Associates, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 563 Village Way
 (1) TELEPHONE 242-8681 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Don Haase USE OF EXISTING BLDGS —
 (2) ADDRESS 563 Village Way DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE
 (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 2.8 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 10' from PL Rear 20' from PL Special Conditions —
 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 Don Haase Date 12/19/95
 Department Approval Ronnie Edwards Date 12/19/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8833-5/F

Utility Accounting Mullie Fowler Date 12-19-95

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)

90'-0

37'

ACCEPTED *Ronnie* 12/19/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

117.0'

← 15' →

← 15' →

GARAGE

22'

FRONT

670
IGNACIO CT

FRONT