

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50980

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

3021-6970-02-7 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 715 IVAN HOE WAY TAX SCHEDULE NO. 2701-353-17-012

SUBDIVISION Sunset Terrace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 x 20

FILING --- BLK 6 LOT 12 SQ. FT. OF EXISTING BLDG(S) 1400±

(1) OWNER Russ + Cynthia Turner-Cadman NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 715 IVAN HOE WAY

(1) TELEPHONE 303-242-0211 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT THE ALLAN COMPANY USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 356 B Hillview Dr. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 303-243-8444 GREEN 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-4

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 7' from PL Rear 30' from PL

Special Conditions _____

Maximum Height 32

CENSUS TRACT 10 TRAFFIC ZONE 17

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 Allan & Blansett Date 1-24-95

Department Approval Ronnie Edwards Date 1-24-95

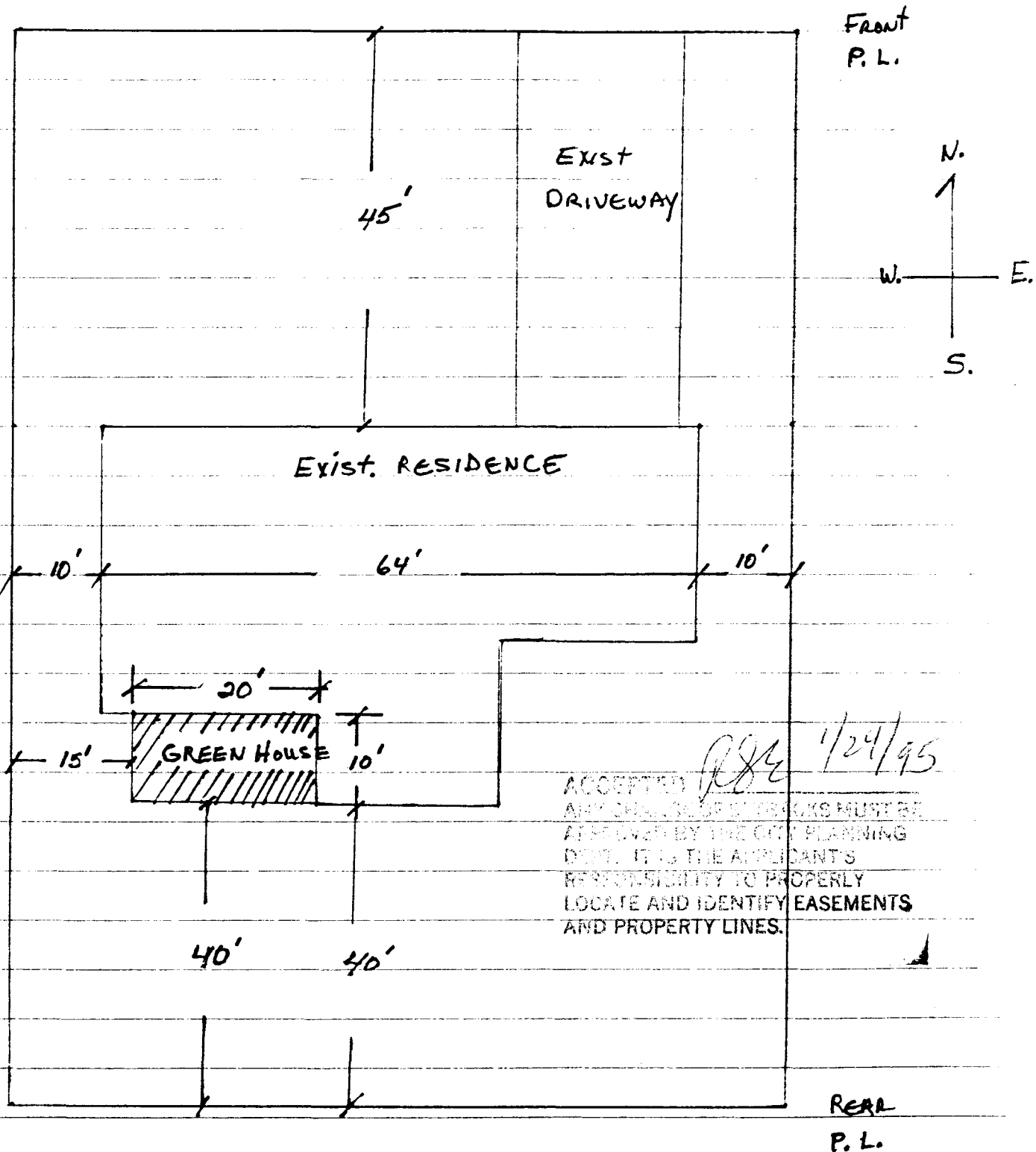
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use

Utility Accounting Willie Souler Date 1-24-95

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

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

715 IVAN HOE WAY



ACCEPTED *[Signature]* 1/24/95
ANY CHANGE OF DIMENSIONS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10' X 20' GREEN HOUSE ADDITION:
SCALE 1/16" = 1'