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FEE \$ 10.00

3027-1330-01

BLDG PERMIT NO. 50901

TCR \$500.00

### PLANNING CLEARANCE

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

#### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 780 Jade Ln TAX SCHEDULE NO. 2701-351-44-024  
 SUBDIVISION Alpine Meadows Casa Dela Domiguez SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 #  
 FILING 0 BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) none  
 (1) OWNER Smoky Valley Co. Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION 5  
 (1) ADDRESS PO Box 40254  
 (1) TELEPHONE 293-3000 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION \_\_\_\_\_  
 (2) APPLICANT RE Hughes USE OF EXISTING BLDGS Residence  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE same 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 PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL Rear 20' 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 RE Hughes Date 1/10/95  
 Department Approval Ronnie Edward Date 1/13/95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8163 - S/F  
 Utility Accounting Michelle Fowler Date 1/13-95

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)