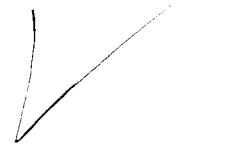


FEE \$ 1000
TCP \$ 0 -

BLDG PERMIT NO. 52670

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 657 Jaweece Dr TAX SCHEDULE NO. 2945-031-29-001
SUBDIVISION KAY sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 NCW
FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Don Hickman NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2641 Chestnut Dr
(1) TELEPHONE 241-1050 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS N/A
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE SAME new Home - S/F

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 about 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
Side 5' 15' from PL Rear 30 from PL Special Conditions _____
Maximum Height _____
CENS.T. 10 T.ZONE 24 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 6/27/95

Department Approval [Signature] Date 6-27-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8420 - S/F

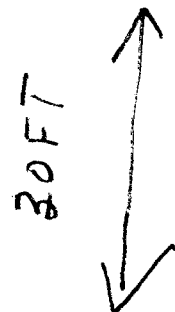
Utility Accounting [Signature] Date 6-27-95

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)

25 1/2 R Ad

75 FT



30 FT

ACCEPTED MR 6-27-95
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.

54 FT

(S)

5 FT

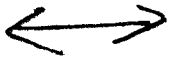


38 FT

New Home

40 FT

15 FT



90 FT

(N)



20 FT

657 JANECE DR.