

FEE \$ 10.00

BLDG PERMIT NO. 50811

TCP - 500.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 740 W. Wilshire Ct. TAX SCHEDULE NO. 2701-354-43-006
SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S) ADDITION 5500
FILING BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Bradley & Diane Baldwin NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2692 Jentry Ct. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 245-8583 USE OF EXISTING BLDGS 0
(2) APPLICANT Fenske Const. Co. DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 719 E. Aspen Fruta New home & garage
(2) TELEPHONE 858-9160

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-2.24 Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Parking Req'mt 2
Side 5' from PL Rear 10' from PL Special Conditions
Maximum Height 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).

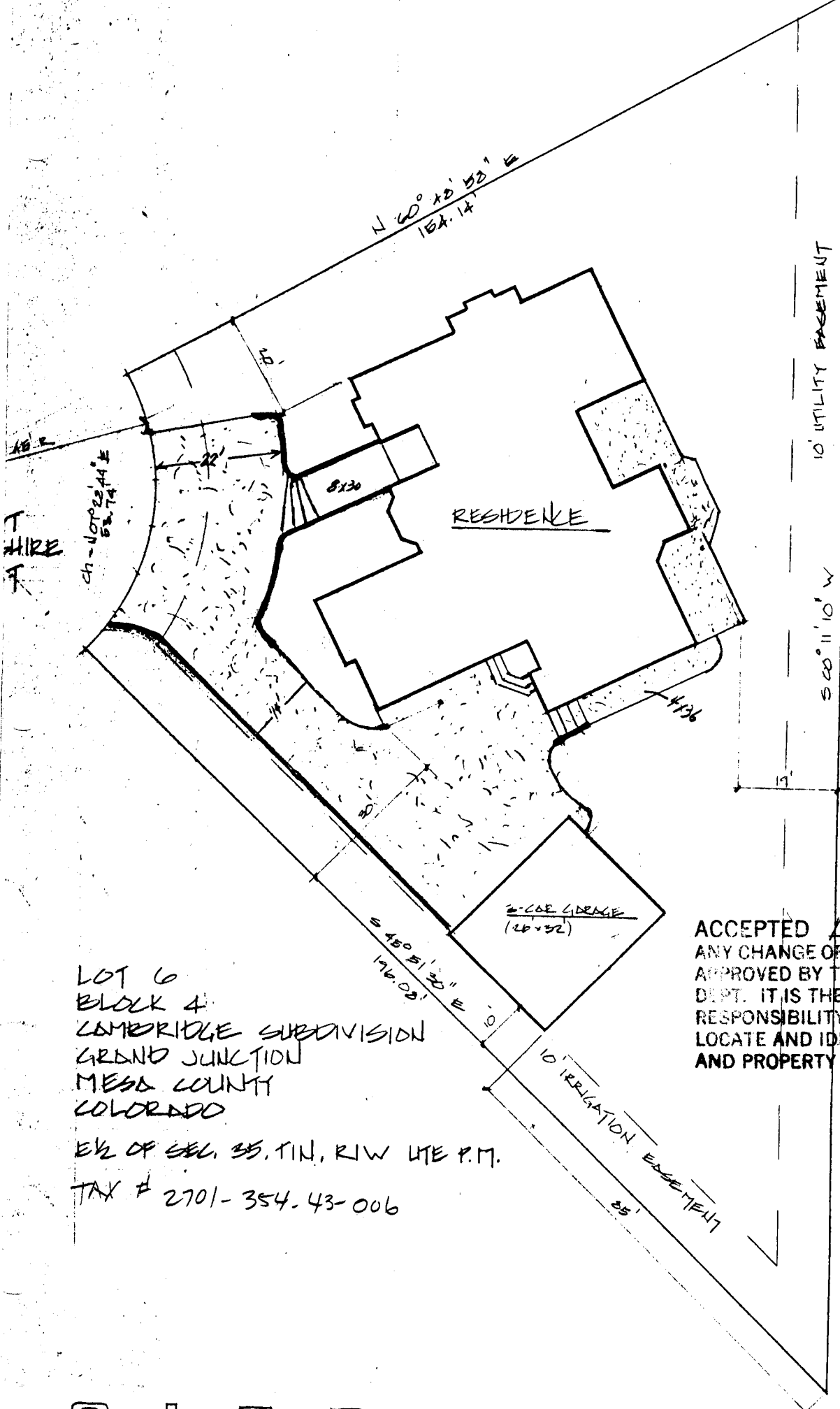
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mark Paul Fenske Date 1-10-95
Department Approval Marcia Robideaux Date 1-10-95

Additional water and/or sewer tap-fee(s) are required: YES X NO W/O No. 8058
Utility Accounting Date 1-10-95

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)



LOT 6
 BLOCK 4
 CAMBRIDGE SUBDIVISION
 GRAND JUNCTION
 MESA COUNTY
 COLORADO

E/2 OF SEC. 35, T1N, R1W LITE P.M.
 TAX # 2701-354.43-006

ACCEPTED *MR* 1-16-95
 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.