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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |

BLDG PERMIT NO. 54740

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

PC

3100-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2556 BRENNA WY. TAX SCHEDULE NO. 2445-031-28-007
 SUBDIVISION KAY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1953
 FILING 2 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER TOUNSER Mtn. BUILDERS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 N. PLACER CT.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 243-6267 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (2) APPLICANT JAMES E. HALL USE OF EXISTING BLDGS NA
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE SAME SINGLE FAMILY HOME

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 3.7 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater
 Parking Req't _____
5-1-7F.
 Side 5' & 12' from PL Rear 20' from PL
 Special Conditions rear concrete patio may extend into setback not more than 6' - must remain uncovered.
20' btwn units -
 Maximum Height _____
 CENS.T. 10 T.ZONE 19 ANN# _____
 RBE

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).

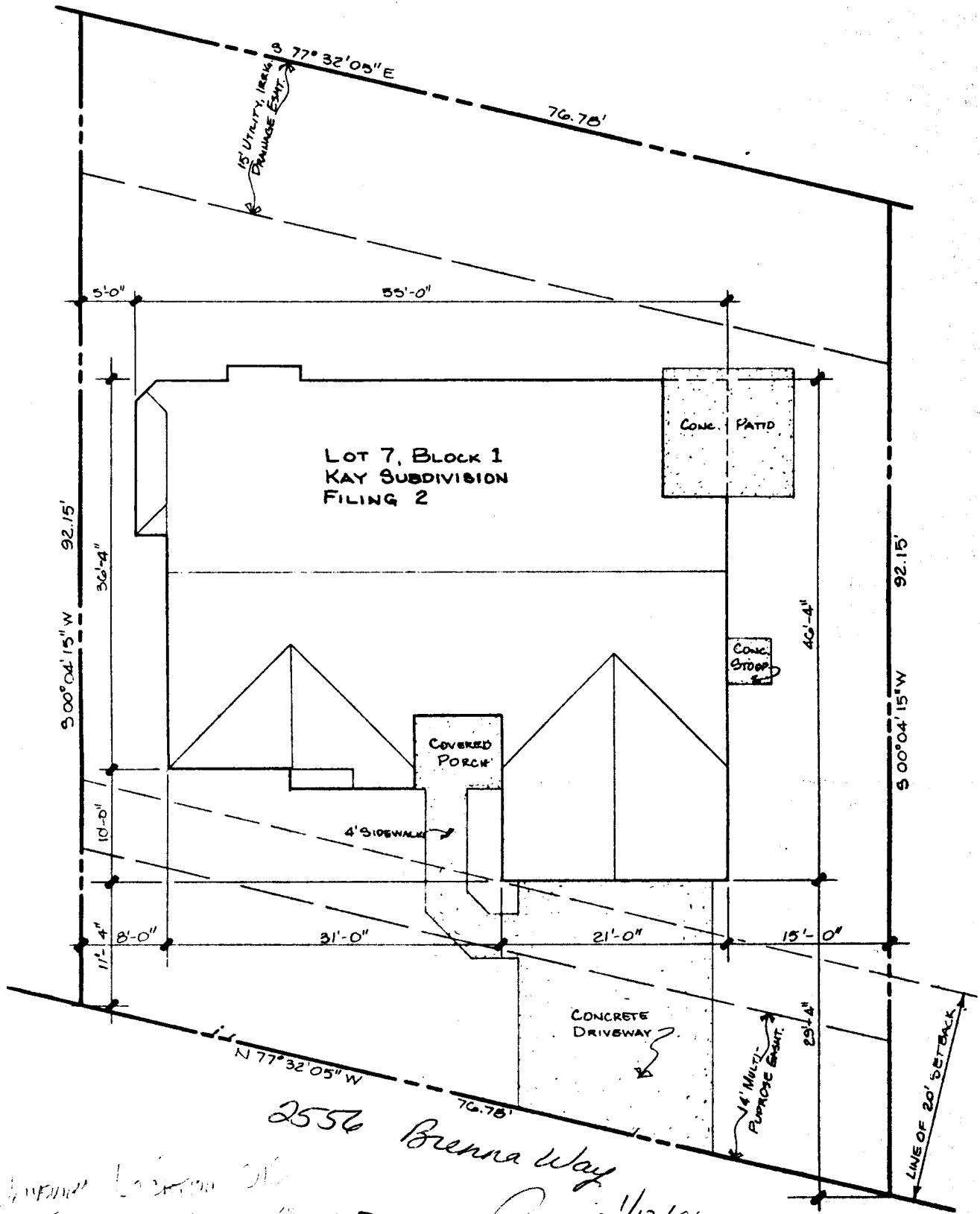
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature J. Hall Date 01-10-96
 Department Approval Ronnie Edwards Date 1-12-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8866-S/F
 Utility Accounting Millie Fowler Date 1-12-96

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)



2556 Brenna Way

CONFORM TO RECORD OF
 THE RECORD 15220000
 L. J. J.
 1-11-96

- BRENNA WAY -
 CONNIE 1/12/96
 THE CITY ENGINEER HAS REVIEWED THE
 RECORD AND HAS APPROVED THE RECORD
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

