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BLDG PERMIT NO. 57385

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2557 BREUNO Way TAX SCHEDULE NO. 2945-031-30-002
 SUBDIVISION Kay SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1767
 FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER MIDWEST Motor Lodges NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS ~~2692~~ 2692 G 1/2
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Don Haase USE OF EXISTING BLDGS 0
 (2) ADDRESS 563 Village Way DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-8681 NEW RESIDENCE 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 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) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 * Side 20' between units from PL Rear 25' from PL Special Conditions _____
 Maximum Height 30' CENSUS TRACT _____ TRAFFIC ZONE _____

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 Don Haase Date 8-29-96
 Department Approval Marcia Rabideaux Date 9-4-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9476-S/F
 Utility Accounting Miller Joruler Date 9-4-96

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)

BRENNA Way

92.14'

DRIVE WAY

22'

14' Multi Purpose Easement

22'

18'

12'

110.87'

22'

30'

36'

IRR. Easement

100.83'

60'

ACCEPTED MMR 9-4-94
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.

DRIVEWAY LOCATION OK

36'

5' IRRIGATION Easement

J. Wilson 90.52
9-3-96