

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 56769

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2564 Brenna Way TAX SCHEDULE NO. 2945-031-28-003  
 SUBDIVISION Kay SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1324  
 FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER MIDWEST Motor Lodges NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2692 G 1/2 R  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_  
 (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 Single Family RES.

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 3.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 20' between from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 19

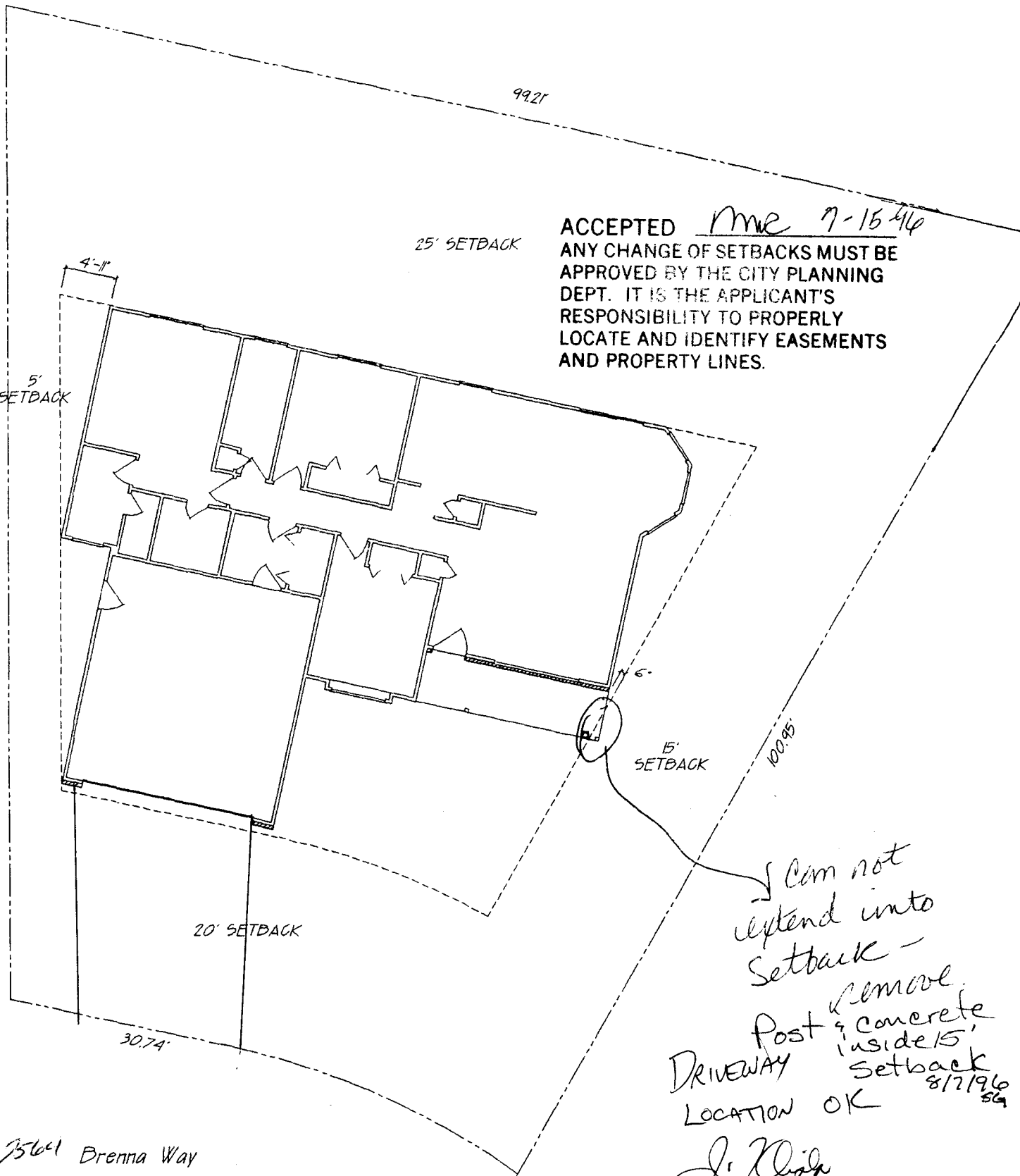
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 7-10-96  
 Department Approval Marcia Rubideaux Date 7-15-96  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9344- S/F  
 Utility Accounting Millie Fowler Date 7-15-96

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)



ACCEPTED *me 7-15-96*  
 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.

Can not extend into Setback -  
 Remove Post & concrete inside 15' Setback  
 DRIVEWAY LOCATION OK  
 8/7/96  
 SG

*J. Clark*  
 7-10-96

25641 Brenna Way

Lot 3, Block 1

FAD No. 5 Rebar and Cap  
PLS 14113

S 77°32'05"E

99.21

15.0 UTILITY Irrig. and Drainage Easement

25.5

N 29°06'06"E 100.95

15.2

14.0 Multi-purpose Easement

20.2

N 77°32'05"W 20.81

CAI SELED  
+  
IN CONC.

R - 69.0  
CH = 30.48  
S 64°46'23"E

FAD No. 5  
Rebar and Cap PLS 14113

BRENNA WAY

Neighbor's fence on property located  
at 2564 Brenna Way. Fence is not  
the west property line.

NOTICE: According to Colorado law you  
may not bring a legal action based upon any defect in this survey  
until after you first discover such defect. In no event shall  
any defect in this survey be commensurate with the date of the certification shown hereon.



**Monument Survey**  
755 Road  
Grand Junction  
(303) 245-4189 FA