

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 57956

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

*VJCP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2788 Cheyenne Dr. Grand Jct. Co. TAX SCHEDULE NO. 2945-244-04-025  
SUBDIVISION The Reservation SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3550  
FILING \_\_\_\_\_ BLK 8 LOT 8 SQ. FT. OF EXISTING BLDG(S) Ø  
(1) OWNER Dan & LaDonna Ishida NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2781 Lexington Ct Grand Jct. Co. 81503  
(1) TELEPHONE (970) 243-1039 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
W-244-244-2552  
(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ Single Family Residential

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 RSF-8 Maximum coverage of lot by structures 45%  
SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
Side 5' from PL Rear 15' from PL Special Conditions All recommendations of sketched investigation by Western CO Testing (9/17/96) should be followed.  
Maximum Height 32' 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 X Daniel R. Ishida Date X 9-6-96  
Department Approval Santa J. Costello Date 9/30/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 9542 - to start billing  
Utility Accounting Melba Fowler Date 9-30-96 PIF pd through assessment

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)

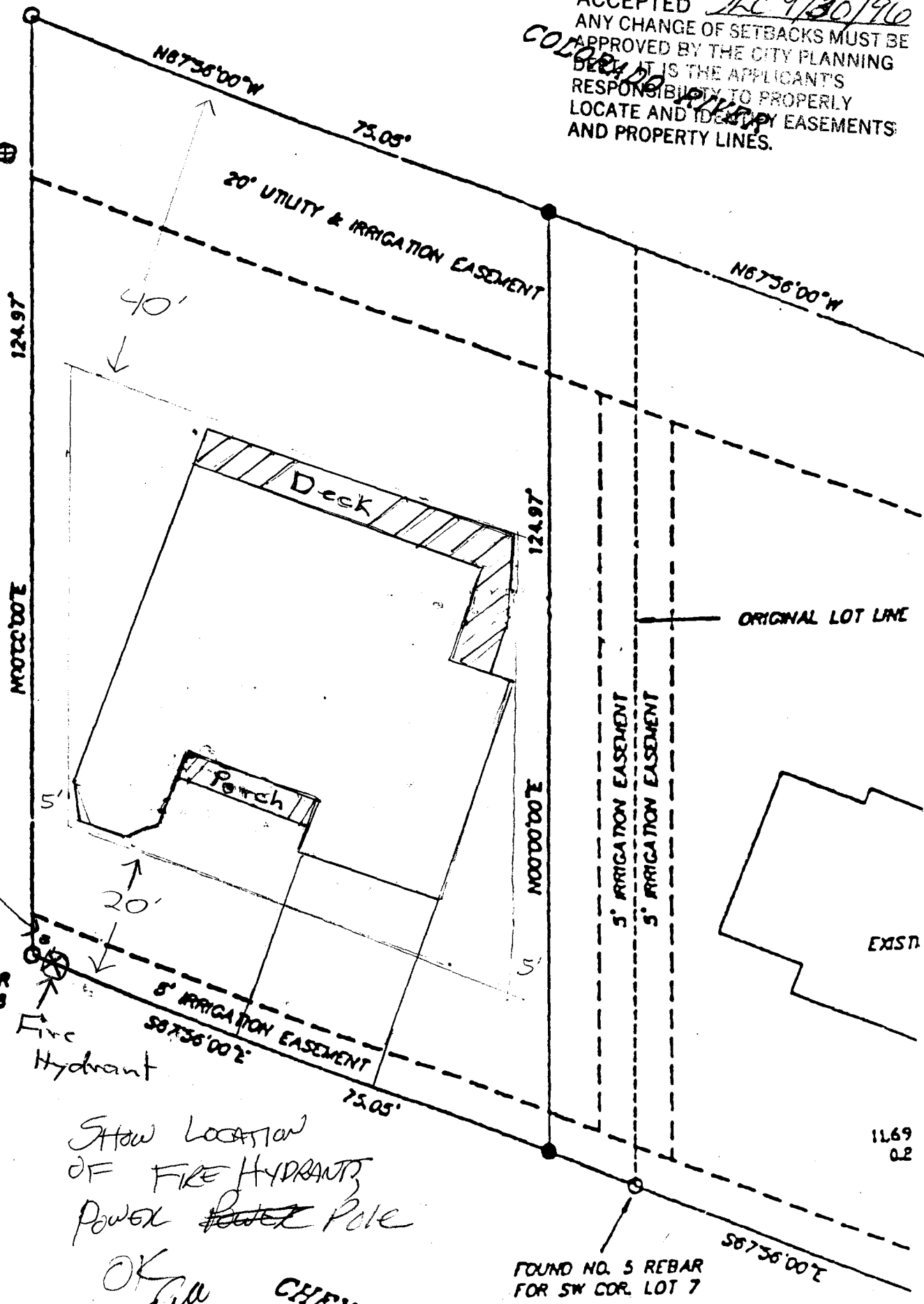
FOUND NO. 5 REBAR  
AT NW COR. LOT 8

*Alpa*  
*increased from 124.97*

ACCEPTED *SLC 9/30/96*  
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.

PSC  
& Phone  
Tower

(BASE OF BEARING)



St. light  
pole

FOUND NO. 5 REBAR  
FOR SW COR. LOT 8

Fire  
Hydrant

Show location  
of FIRE HYDRANT,  
POWER ~~POLE~~ POLE

OK  
*[Signature]*  
9-24-96

CHEYENNE DRIVE

FOUND NO. 5 REBAR  
FOR SW COR. LOT 7

EXST.

11.69  
0.2