

FEE \$ 10.00  
TCP \$ 55.26

BLDG PERMIT NO. 55644

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

✓ JEP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2802 HALTHRENE TAX SCHEDULE NO. 2943-063-18-001  
SUBDIVISION LOT 1 BK1 GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) -  
(1) OWNER MANAGEMENT HOMES NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 759 HORIZON  
NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT DENNIS GRANUM USE OF EXISTING BLDGS NONE  
(2) ADDRESS 759 HORIZON DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 243 4890 NEW SINGLE FAMILY

**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 RSF-5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 24' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 50' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 5' from PL Rear 25' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 10 T.ZONE 22 ANN#

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 [Signature] Date 4/3/96  
Department Approval Ronnie Edwards Date 4/3/96

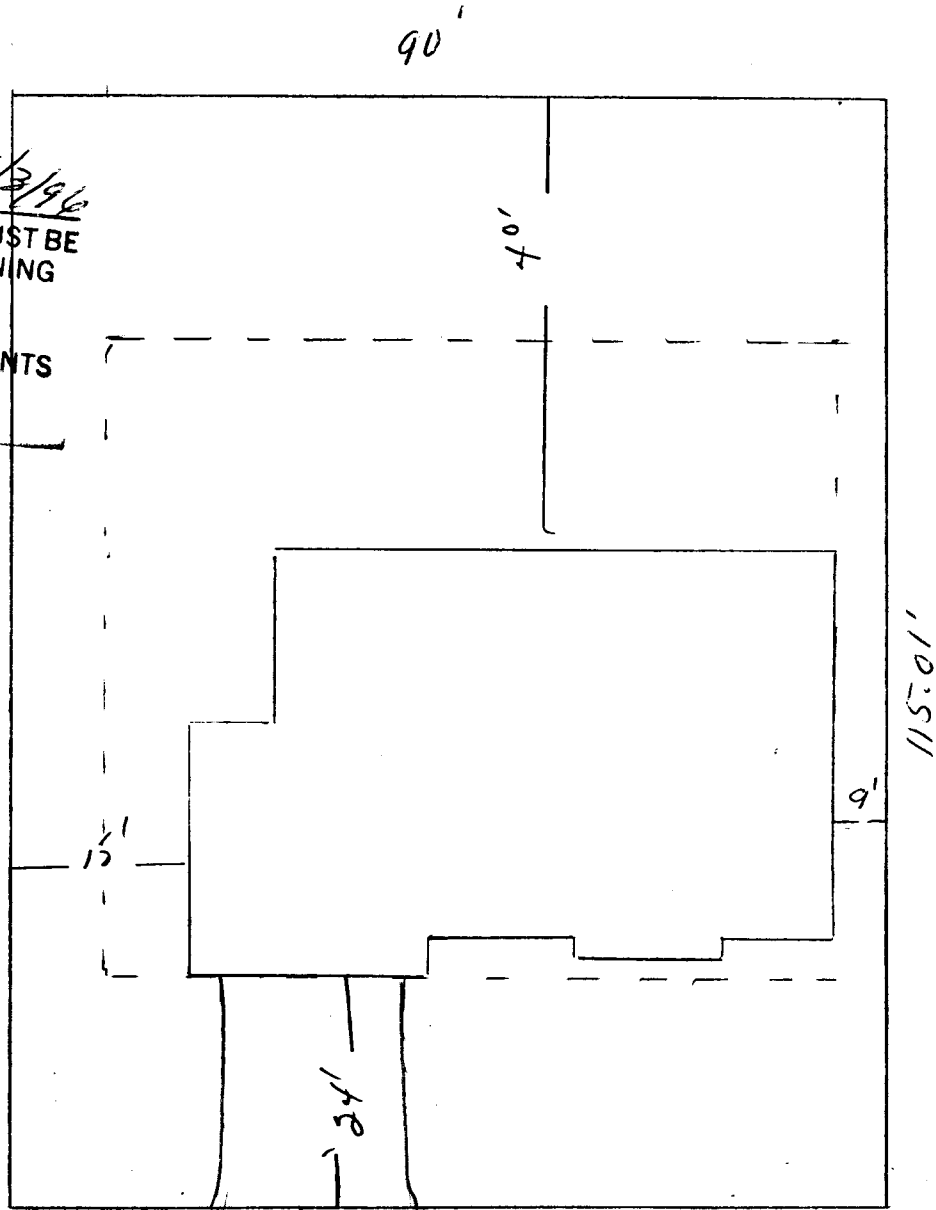
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9090

Utility Accounting [Signature] Date 4-3-96

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 *4/3/96*  
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.



Driveway 30'  
HATHRONE

DRIVEWAY  
LOCATION OK  
*J. P. [Signature]*  
4-1-96

LOT 1 Block One Filing One  
BRANDON SUBDIVISION

2802 Hawthorn