

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56430

FPP-95-81

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



3100-1460-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 672 IGNACIO CT. TAX SCHEDULE NO. 2945-032-35-003

SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER HAASE & ASSOCIATES, INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 563 VILLAGE WAY
GRAND JUNCTION, CO 81503 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT DON HAASE USE OF EXISTING BLDGS NONE

(2) ADDRESS SAME 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 2.8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions A subsurface soil investigation must be conducted prior to the design & construction of foundations.

Maximum Height _____ Mesa Co. Resolution #MCM 93-173

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 6-10-96

Department Approval Ronnie Edwards Date 6-12-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. WD 9264 - S/F

Utility Accounting Miller Fowler Date 6-12-96

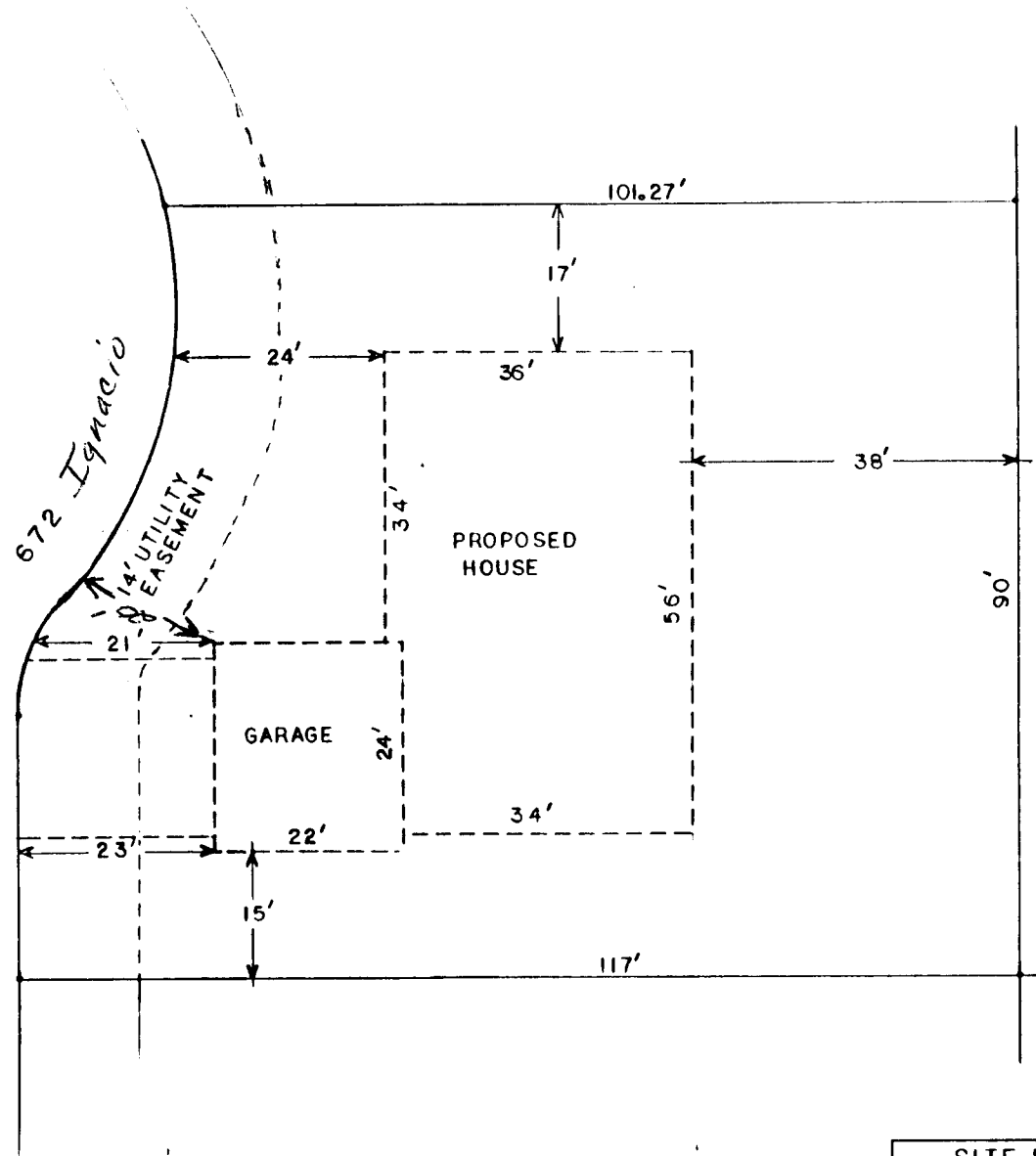
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

B2034 P403

ACCEPTED *Ronnie* 6/12/96
 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.

IGNACIO COURT



SITE PLAN		
672 IGNACIO CT	SCALE	DRAWN BY
		REVISION
HAASE & ASSOCIATES INC		
DATE	APPROVED BY	DRAWING NUMBER

Valley Meadows