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BLDG PERMIT NO. 54980

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



3100-1450-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 IGNACIO CT TAX SCHEDULE NO. 2943-032-35-004
SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1806
FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Darryl Hayden NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 743 HERMIT CT 310 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-7296 USE OF EXISTING BLDGS Residence
(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: New
(2) ADDRESS _____
(2) TELEPHONE _____ 1806 sq ft 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 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
Special Conditions _____
Side 10 from PL Rear 20 from PL
Maximum Height _____
CENS.T. 10 T.ZONE 19 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).

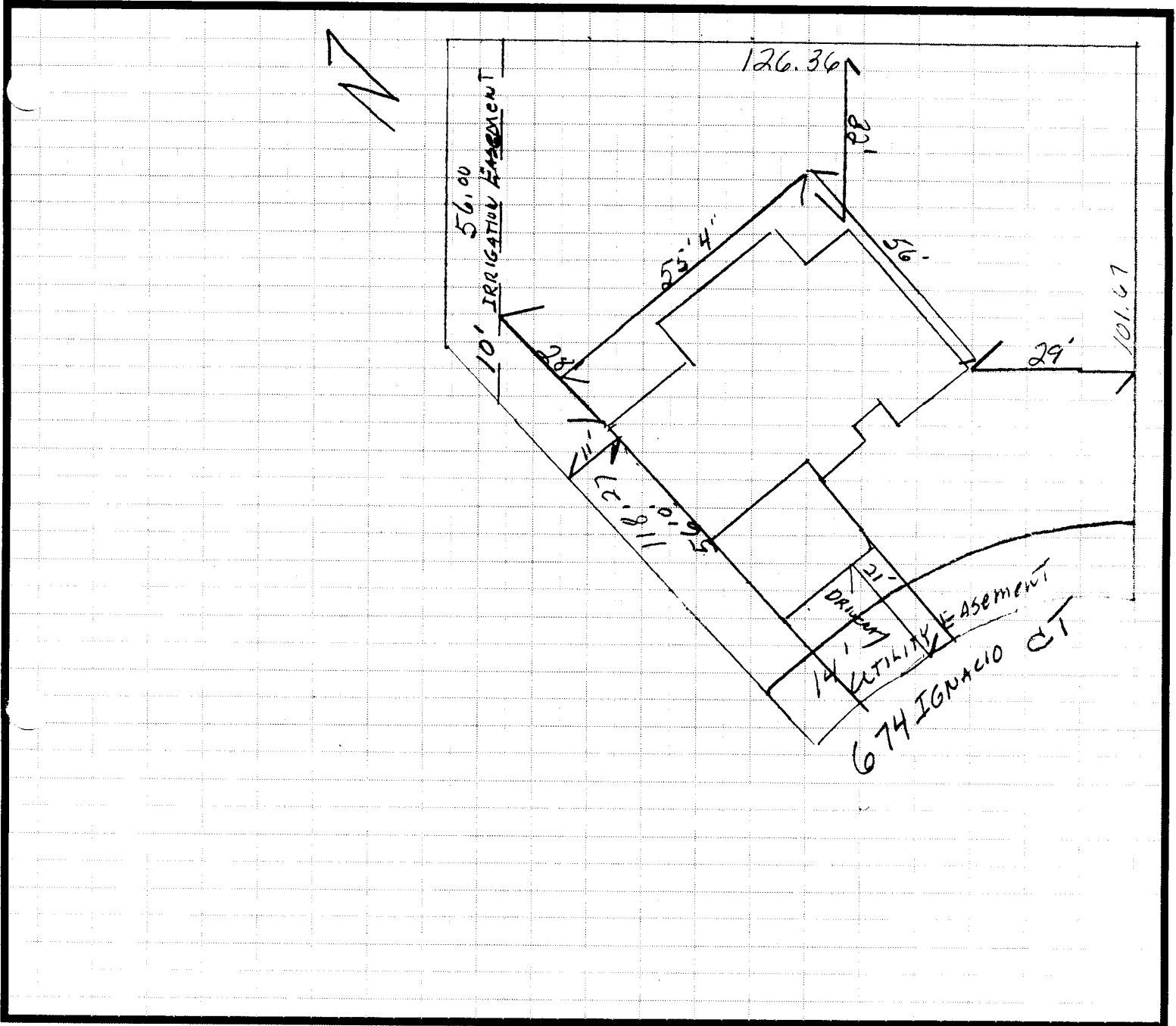
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Darryl Hayden Date 2-5-96
Department Approval Marcia Rabideaux Date 2-9-96

- Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8924-S/F
Utility Accounting Millie Fowler Date 2-9-96

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 MR 2-9-96
 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 LOCATION
 OK
J. K. [Signature]
 2-6-96