

FEE \$	10 ⁰⁰
TCP \$	0

PR-Rect #3670
pd-TR 74983 3-13-96

BLDG PERMIT NO. 55417

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>675 Ignace Ct</u>	TAX SCHEDULE NO. <u>2945-032-35-006</u>
SUBDIVISION <u>Valley Meadows</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1700</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Keith Hayden</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>743 Horizon Ct #346</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-7296</u>	USE OF EXISTING BLDGS <u>Single Family Res</u>
(2) APPLICANT <u>Darryl Hayden</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New Construction/SF</u>
(2) ADDRESS <u>743 Horizon Ct #340</u>	
(2) TELEPHONE <u>250-1612</u>	

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 <u>PR 2.8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'tmt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>10</u> T.ZONE <u>19</u> 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 <u>Darryl Hayden</u>	Date <u>3-8-96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>3-13-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9035 S/F

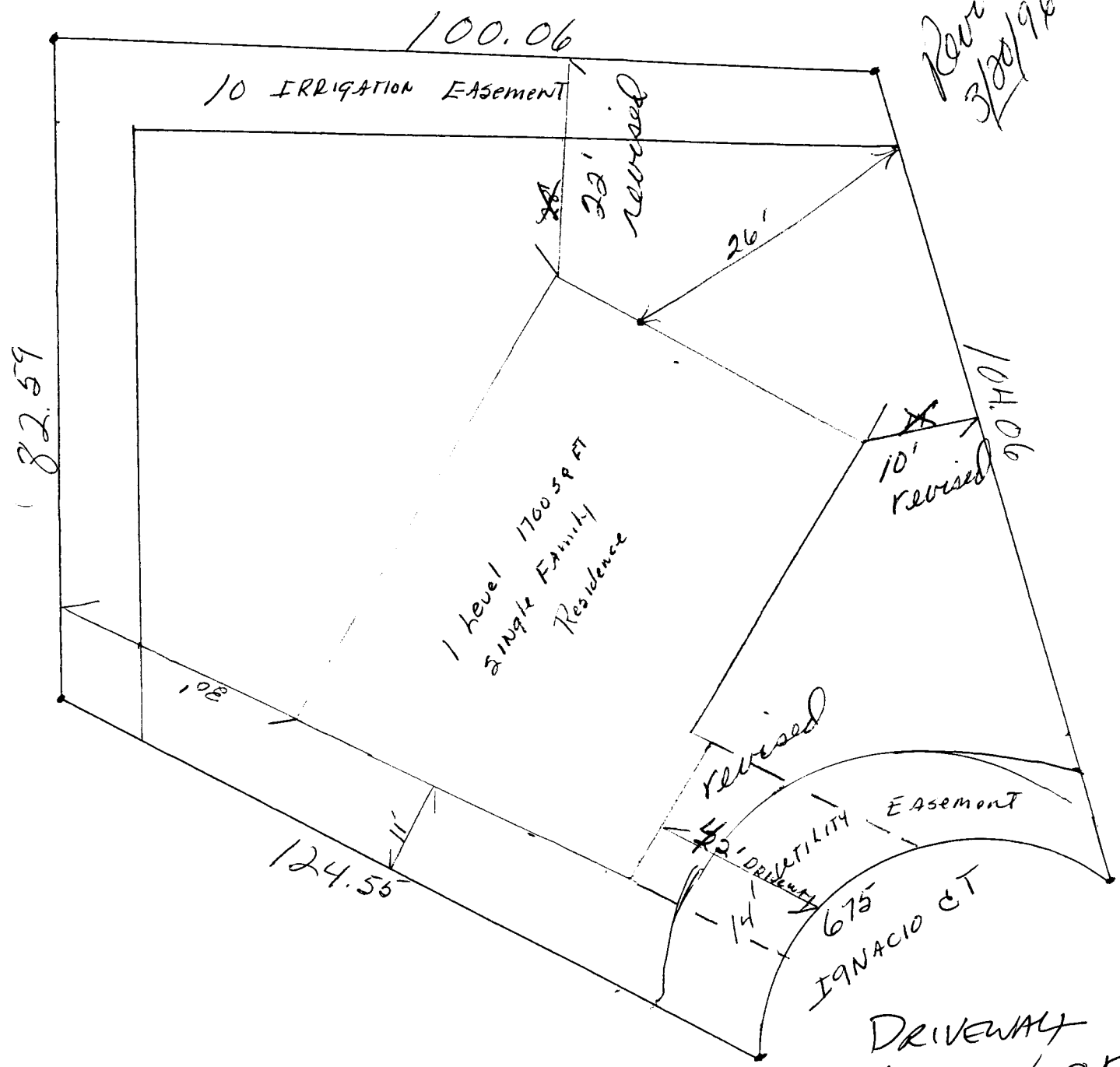
Utility Accounting Pattie News Date 3/19/96

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 *Ronnie* 3/13/96
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.

Revised
3/20/96



DRIVEWAY
LOCATION OK
J. R. [Signature]
3-12-96

675 IGNACIO CT