

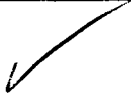
FEE \$ 10.00

BLDG PERMIT NO. 55240

TCP - 0 -

PLANNING CLEARANCE

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



3100-7740-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 659 JANUCC TAX SCHEDULE NO. 2945-031-29-002
 SUBDIVISION Key Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1520 ^{FT}
 FILING #2 BLK #2 LOT #2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Concept Builder LLC NO. OF DWELLING UNITS BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
Don Hickman
 (1) ADDRESS 2641 Chestnut. GJ. NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS New Home
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE SAME New Home - 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 Maximum coverage of lot by structures _____
 14' - Brenna Way 20' - Janucc Dr. SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 30' - 25 1/2 Rd. from PL
 Maximum Height _____ 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 [Signature] Date 2-27-96
 Department Approval [Signature] Date 2-27-96

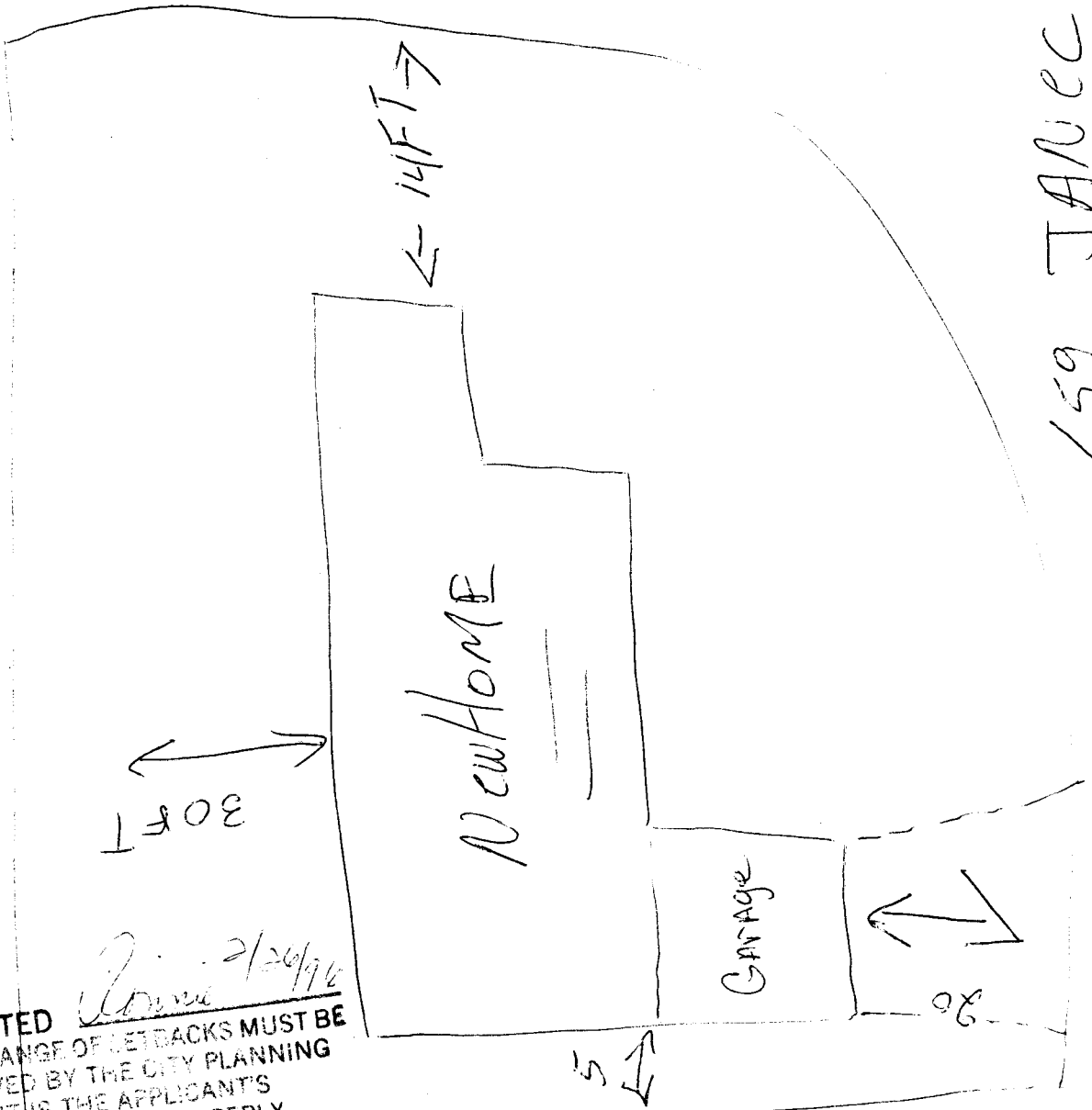
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #8974-S/F
 Utility Accounting Mellie Fowler Date 2-27-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

25 1/2 Rd

BURNHAM WAY

659 JANUCC



ACCEPTED *2/20/96*
 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. Bonheur 2-20-96

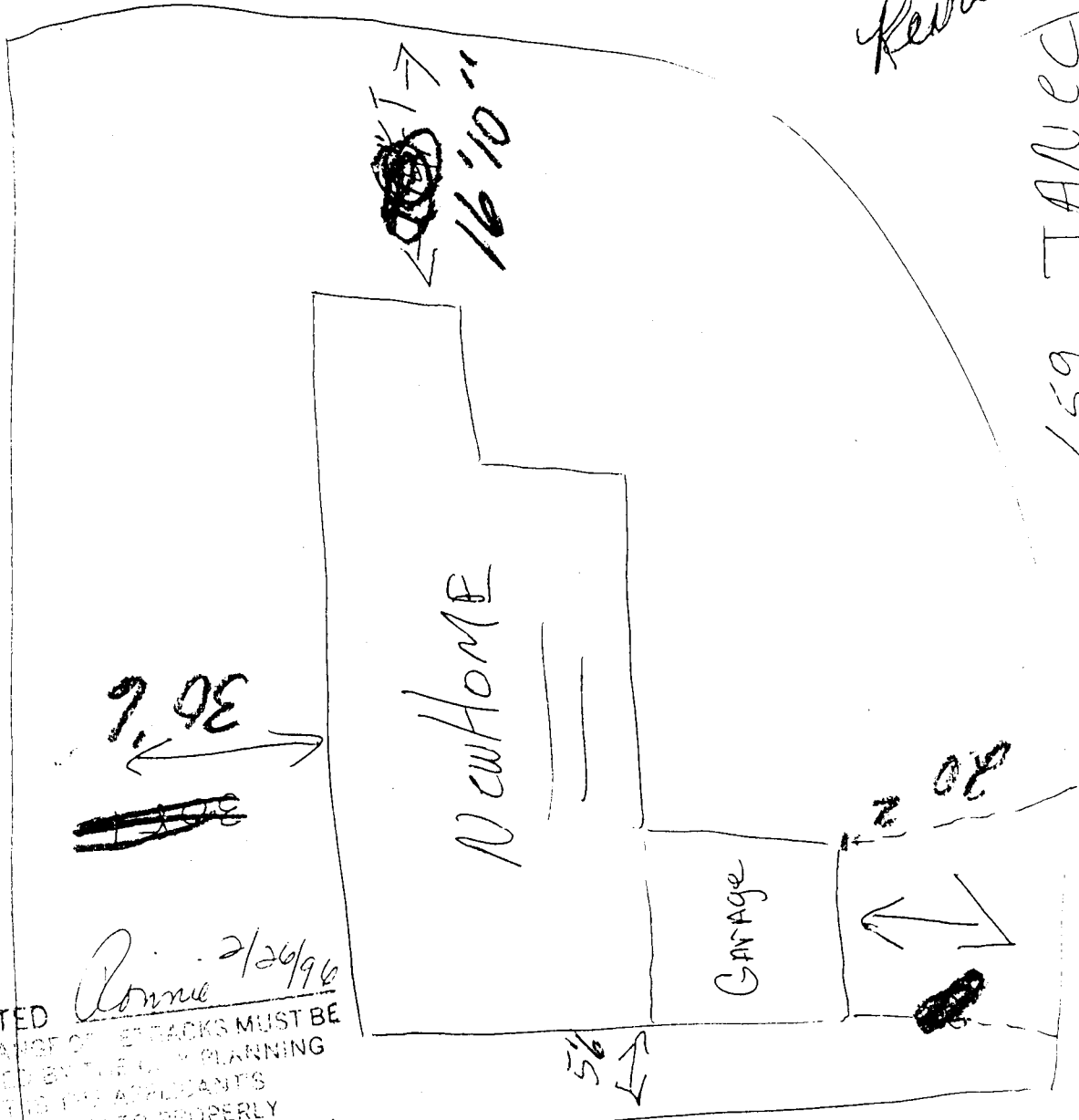
BRENNA WAY

ACCEPTED Ronne 3/5/96
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 dimensions okay
RJR

659 JANU 96

25 1/2' P.D.
5' ←



ACCEPTED Ronne 3/6/96
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. Bonk 2-22-96