

FEE \$ 10.00
TCP \$ 500.00 58

BLDG PERMIT NO. 54917

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

PC for

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2768 Nine Iron TAX SCHEDULE NO. 2701-364-11-003
 SUBDIVISION Prairie Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1667
 FILING BLK 11 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Max + Sandra Hammer NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 243-4890 USE OF EXISTING BLDGS 0
 (2) APPLICANT Monument Homes DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence
 (2) ADDRESS 759 Horizon
 (2) TELEPHONE 243 4890

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 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't
 Side 5' from PL Rear 25' from PL Special Conditions
 Maximum Height 32' CENS.T. 10 T.ZONE 21 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).

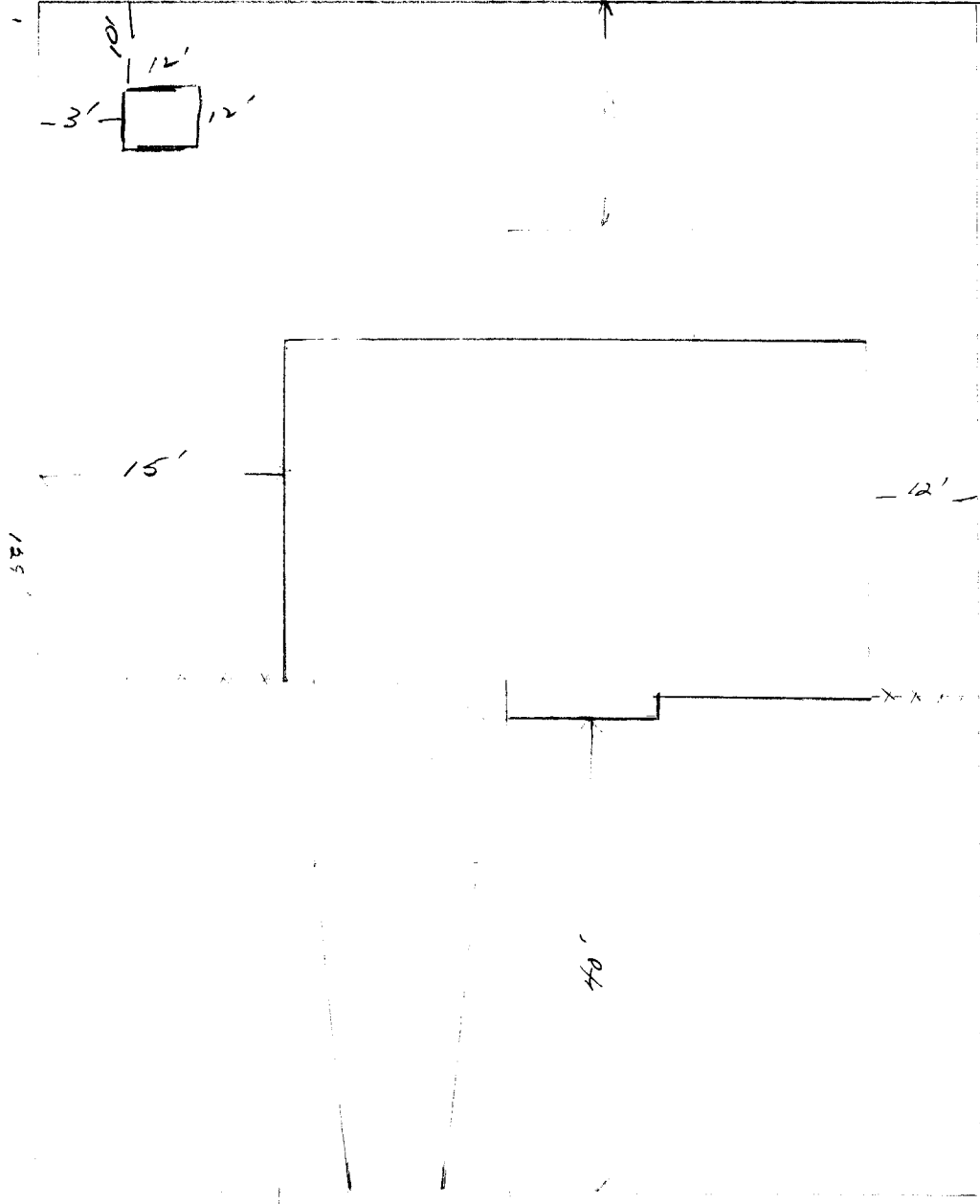
Applicant Signature *[Signature]* Date 1-29-96
 Department Approval *[Signature]* Date 1-30-96

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8904

Utility Accounting *[Signature]* Date 1/30/96

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)



DRIVEWAY LOCATION OK
J. Wilson
 1-28-96

ACCEPTED *MC 1-30-96*
 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.

2768 Nine Iron
 2701-364 11-003