

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 57103

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 696 Sperber Lane TAX SCHEDULE NO. 2945-021-02-001  
 SUBDIVISION McMillin SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1866  
 FILING \_\_\_\_\_ BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Jeffrey Nakano NO. OF DWELLING UNITS BEFORE: None AFTER: one THIS CONSTRUCTION  
 (1) ADDRESS 699 Cascade NO. OF BLDGS ON PARCEL BEFORE: None AFTER: one THIS CONSTRUCTION  
 (1) TELEPHONE 291-0991 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT Wayne L Gentry DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 591 Ravenwood Lane New Modular Home  
 (2) TELEPHONE 242-6690

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-1 Maximum coverage of lot by structures 25%  
GRD 20' Parking Req't 2  
 SETBACKS: Front 20' from property line (PL) or 15' from center of ROW, whichever is greater  
 Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 20

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 Wayne L Gentry Date 8/06/96  
 Department Approval Marcia Rabidoux Date 8-7-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9404  
 Utility Accounting Richardson Date 8-7-96

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)



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

September 24, 1996

Wayne L Gentry  
591 Ravenwood Lane  
Grand Junction, CO 81504

Dear Mr. Gentry:

Enclosed is a check for the amount of \$1,250. This represents a refund of the Plant Investment Fee (\$750) and Transportation Capacity Payment (\$500) paid by you on 8/7/96. These monies were paid for the proposed construction of a single family modular home at 696 Sperber Lane.

You have represented to the City that you are no longer going to build at that location and you have canceled your building permit #057103 with the Mesa County Building Department. Because of this the City has authorized the refund. The \$10 planning fee will not be refunded because that process had already been completed at the time of cancellation of the project.

Please be aware that any future building at this location will again be subject to the City's fee structure involving new construction.

If you have questions, please call me at (970) 244-1520.

Sincerely,

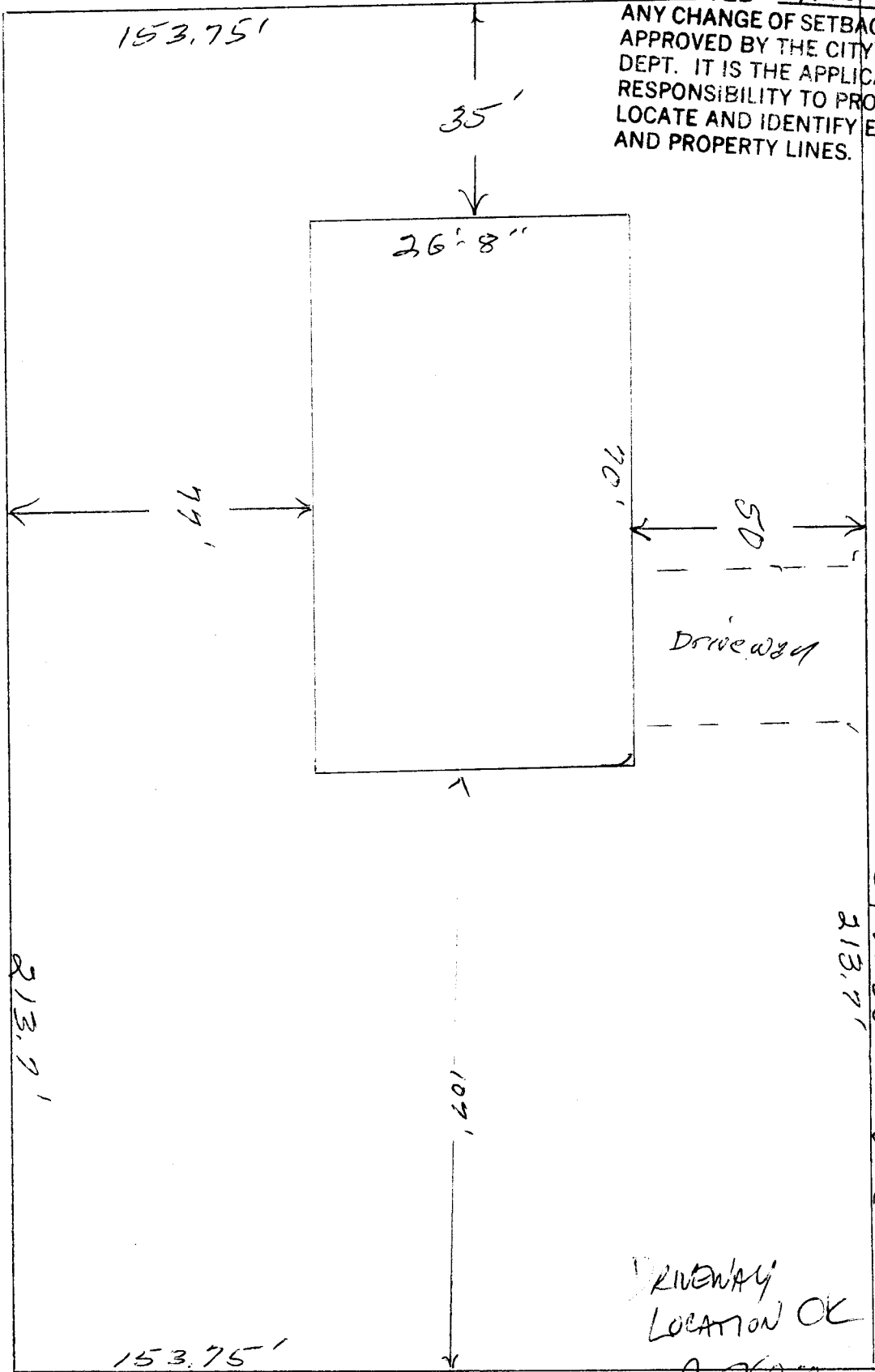
A handwritten signature in black ink, appearing to read "Jodi Romero", is written over a horizontal line.

Jodi Romero  
Customer Service Manager  
Administrative Services Department

cc: Kathy Portner, Community Development Department

ACCEPTED APR 8-7-96

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.



Sperber Lane

213.7'

107'

G Road

DRIVEWAY LOCATION OK

J. [Signature] 8-6-96

Sperber Lane

153.75'

35'

26'8"

74'

70'

50'

Driveway

213.7'

153.75'