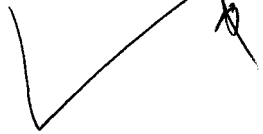FEE $ 10⁰⁰

TCP $ 0

BLDG PERMIT NO. 58700

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

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS 676 Ignacio Ct

TAX SCHEDULE NO. 2945-032-35-005

SUBDIVISION Valley Meadows

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870

FILING 2 BLK 2 LOT 5

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Haase & Assoc. Inc.

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 563 Village Way 81503

(1) TELEPHONE 242-8681

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Don Haase

USE OF EXISTING BLDGS 0

(2) ADDRESS 563 Village Way

DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-8681

New Residence

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 PR2.8

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 10' from PL   Rear 20' from PL

Special Conditions _____

Maximum Height _____

CENS.T. 10 T.ZONE 19 ANNX# _____

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).
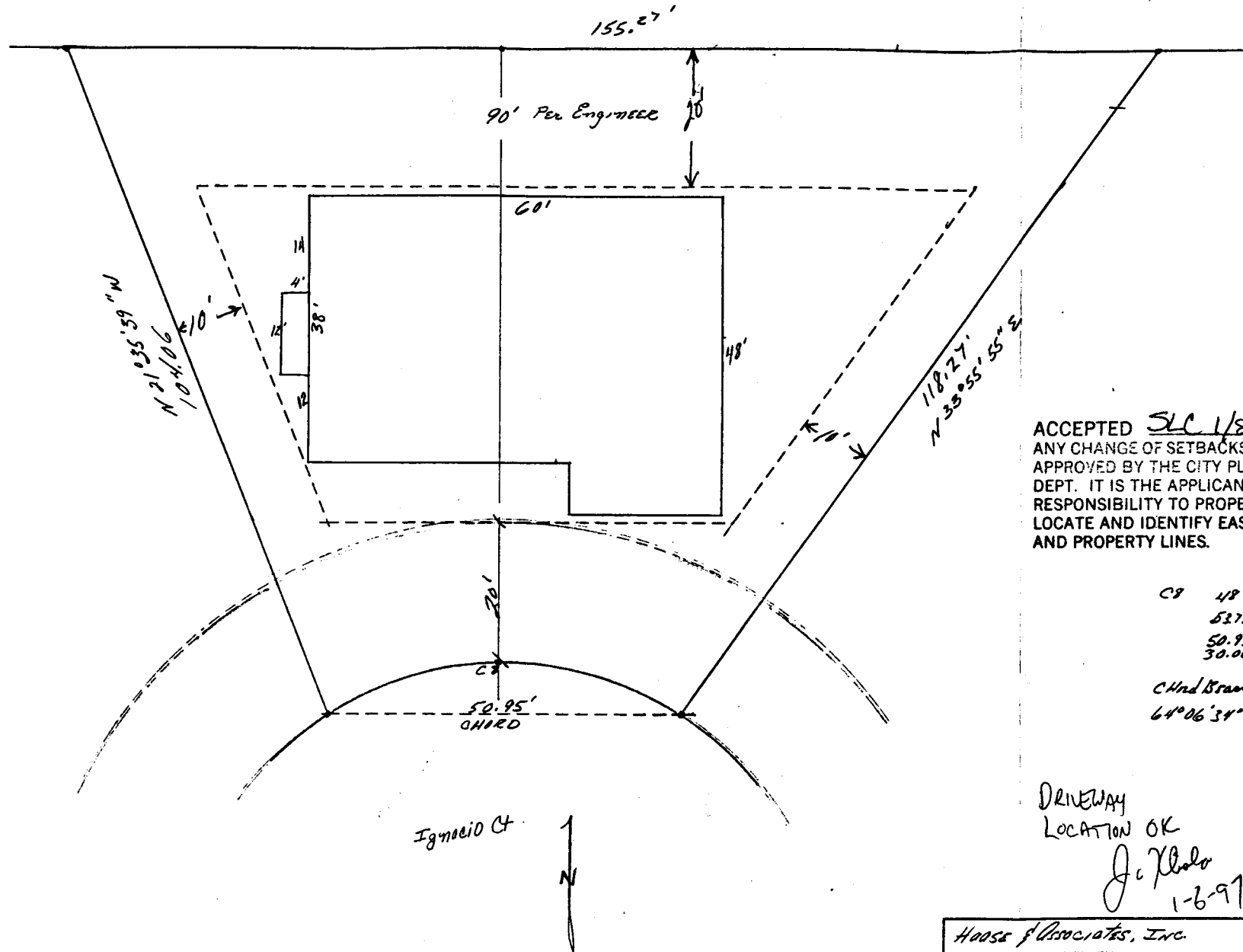
Applicant Signature Don Haase   Date 1-6-97

Department Approval Kurt Costello   Date 1/8/97

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 9788

Utility Accounting _____   Date 1-8-97

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)*

155.²⁷'

90' Per Engineer
10'

N 21°35'59" W
107.06'
10'

60'

1A
4'
38'
18'
12

48'

N 33°55'55" E
118.27'
10'

C8   48' Radius
53.71 Length
50.95 Chord
30.06 Tangent

Chord Bearing N90E
64°06'34" Dilt ∠

20'

C8

50.95'
CHORD

DRIVEWAY
LOCATION OK

J. Tlodo
1-6-97

Ignacio Ct   N

Hoose & Associates, Inc.			
676 Ignacio Ct	SCALE	DRAWN BY Dan	
		REVISED	
DATE 1-3-97	APPROVED BY		DRAWING NUMBER