

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

BLDG PERMIT NO. 50813

### PLANNING CLEARANCE

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

*PCP- \$324<sup>00</sup>*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2965 BOULLIFE AVE TAX SCHEDULE NO. 2943-081-00-043  
 SUBDIVISION Cody Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,226  
 FILING 2 BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Jean A. Craig NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 6514 Ocean View Dr, Carlsbad, CA 92009 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE (619) 931-1612 DBA Atlantis City Const. USE OF EXISTING BLDGS Single-family dwelling  
 (2) APPLICANT Ryan C. Goodsell DBA Atlantis City Const. DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS 1009 Walnut Ave, GJ 81501 Construction of single-family home  
 (2) TELEPHONE (303) 256-0059

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 \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL \_\_\_\_\_  
 Maximum Height Except for easements CENSUS TRACT 11 TRAFFIC ZONE 51

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 12-19-94  
 Department Approval [Signature] Date 12-22-94

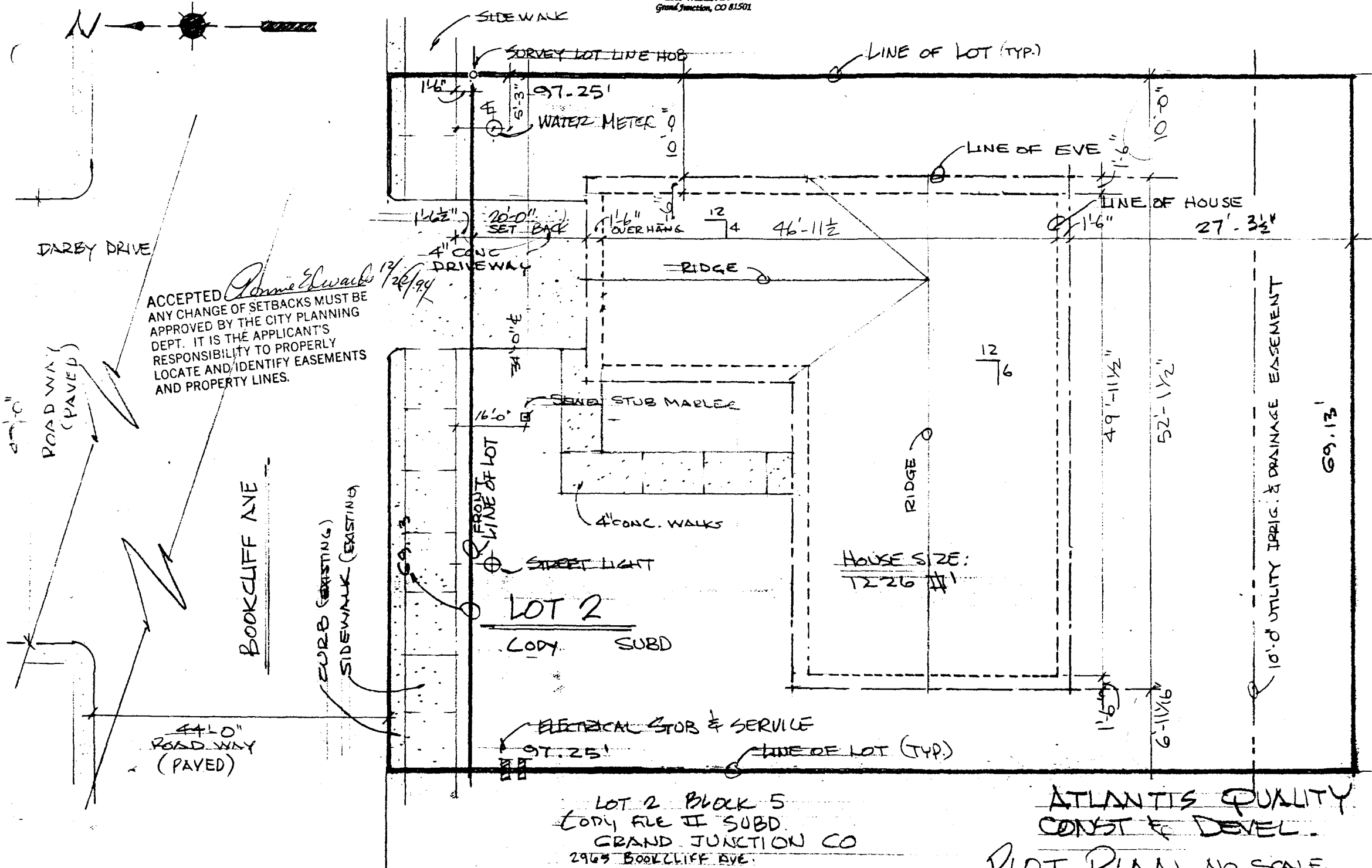
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8047  
 Utility Accounting [Signature] Date 12-30-94

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)

Ryan C. & Dee Goodsell  
Atlantic Const. & Develop.  
1009 Walnut Avenue  
Grand Junction, CO 81501

HEP 7



LOT 2 BLOCK 5  
COPY FILE II SUBD.  
GRAND JUNCTION CO  
2969 BOOKCLIFF AVE.

ATLANTIS QUALITY  
CONST & DEVEL.  
PLOT PLAN NO. SCALE