

FEE \$ 5.00

BLDG PERMIT NO. 48536

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

4004-1690-02-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2790 Cheyenne Dr TAX SCHEDULE NO. 294524404007
SUBDIVISION Resurrection SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720
FILING BLK LOT 4 SQ. FT. OF EXISTING BLDG(S) 2400
(1) OWNER Don Doplew NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2790 Cheyenne Dr NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-5783 USE OF EXISTING BLDGS Residence
(2) APPLICANT Name DESCRIPTION OF WORK AND INTENDED USE: Lancel
(2) ADDRESS Name
(2) TELEPHONE Name 2 car garage

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-8 Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or Parking Req'mt
from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions
Maximum Height see file #63-94(LLA)
CENSUS TRACT 13 TRAFFIC ZONE 80

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).

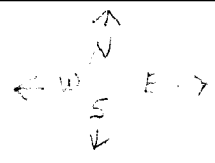
Applicant Signature Don Doplew Date 5-5-94
Department Approval Marcia Pety Date 5-5-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
Utility Accounting Tracy Shupe Date 5/5/94

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)

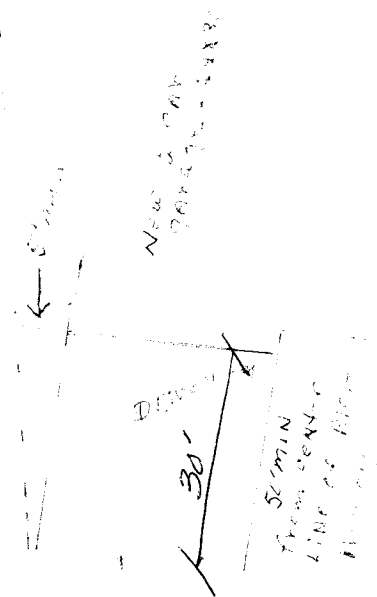
Don Topless



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ACCEPTED MP 5-5-94
 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.



Chrysalis

5'+