

FEE \$ 5.00

BLDG PERMIT NO. 49265

T.C.P. 500

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 569 Cindy Ann TAX SCHEDULE NO. 2943-072-23-008  
 SUBDIVISION NORTH STAR 7151E SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1230  
 FILING \_\_\_\_\_ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER James G. Dawd NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 555 1/2 28<sup>34</sup> Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-1169 USE OF EXISTING BLDGS Res  
 (2) APPLICANT James G. Dawd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS Same \_\_\_\_\_  
 (2) TELEPHONE Same 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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 28

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).

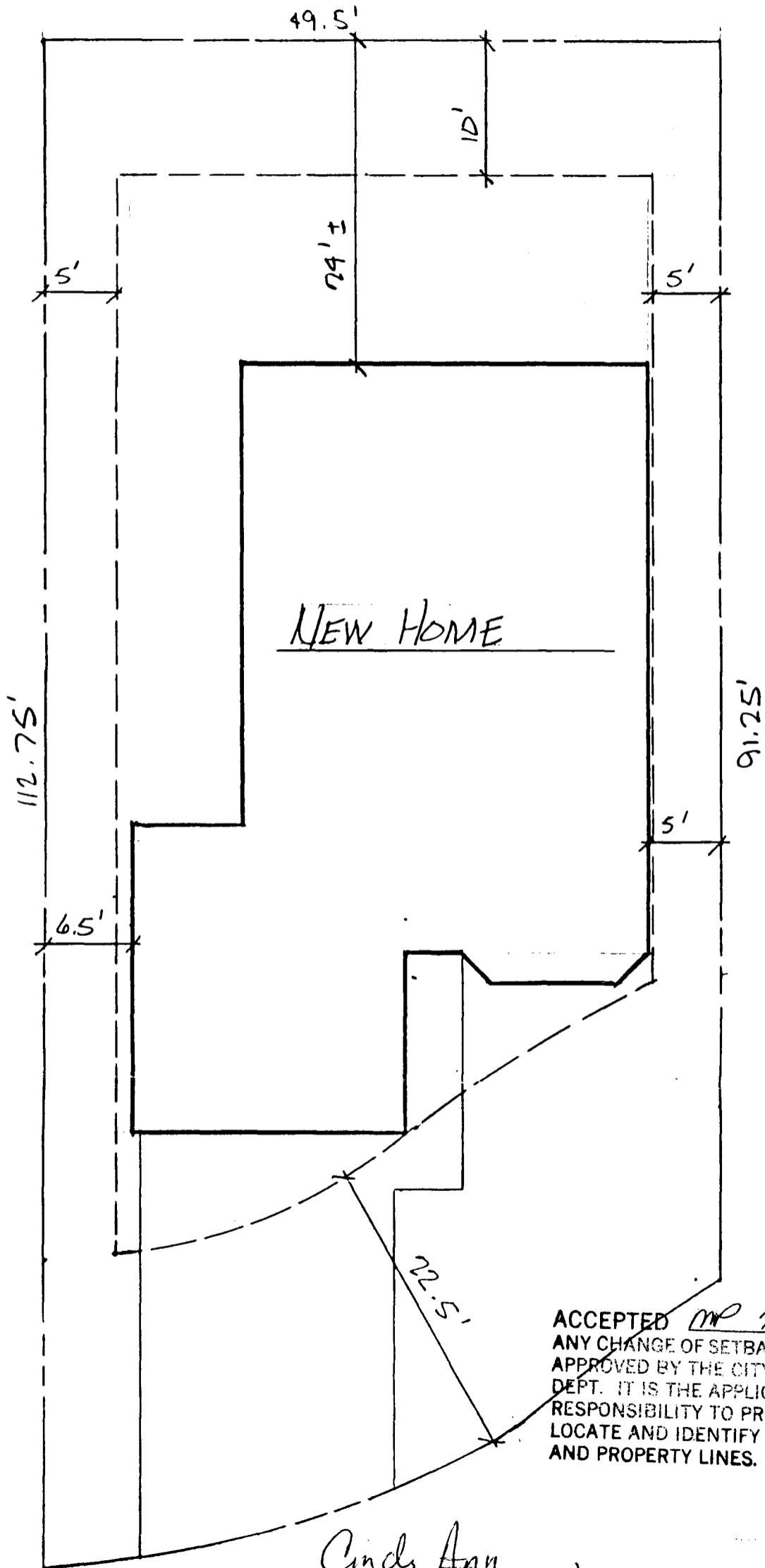
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James G. Dawd Date 7-14-94  
 Department Approval Marcia Pety Date 7-14-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. Water 7716  
 Utility Accounting Sandi Gage Date 7-13-94 Sewer 7715  
Water TEM 7718

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)



NEW HOME

ACCEPTED MP 7-14-94  
 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.

Cindy Ann  
 BOOKCLIFF AVE.