

FEE \$ 5.00

BLDG PERMIT NO. 48945

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2828 A Villa Way TAX SCHEDULE NO. 2943-072-17-New
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298
 FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER R. Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3122 Americana Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-2300
 USE OF EXISTING BLDGS Residence NA
 (2) APPLICANT R. Dussay
 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS " "
 (2) TELEPHONE " " Single Res.

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
 Side _____ from PL Rear _____ from PL Special Conditions 10' minimum
 Maximum Height _____ building separation
 CENSUS TRACT 6 TRAFFIC ZONE 29

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 Robert Dussay Date 6/1/94
 Department Approval Maria Pitz Date 6-6-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7618
 Utility Accounting Melvin Fowler Date 6-13-94

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)

