

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 C. Villa Way SCHEDULE NO. 2943-072-17-NEW 005  
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1188  
 FILING 3 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER R. Daussey NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3122 Emerson Dr. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-2300 USE OF EXISTING BLDGS NA  
 (2) APPLICANT R. Daussey 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 Special Conditions 10' minimum  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL building separation  
 Maximum Height \_\_\_\_\_ 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).

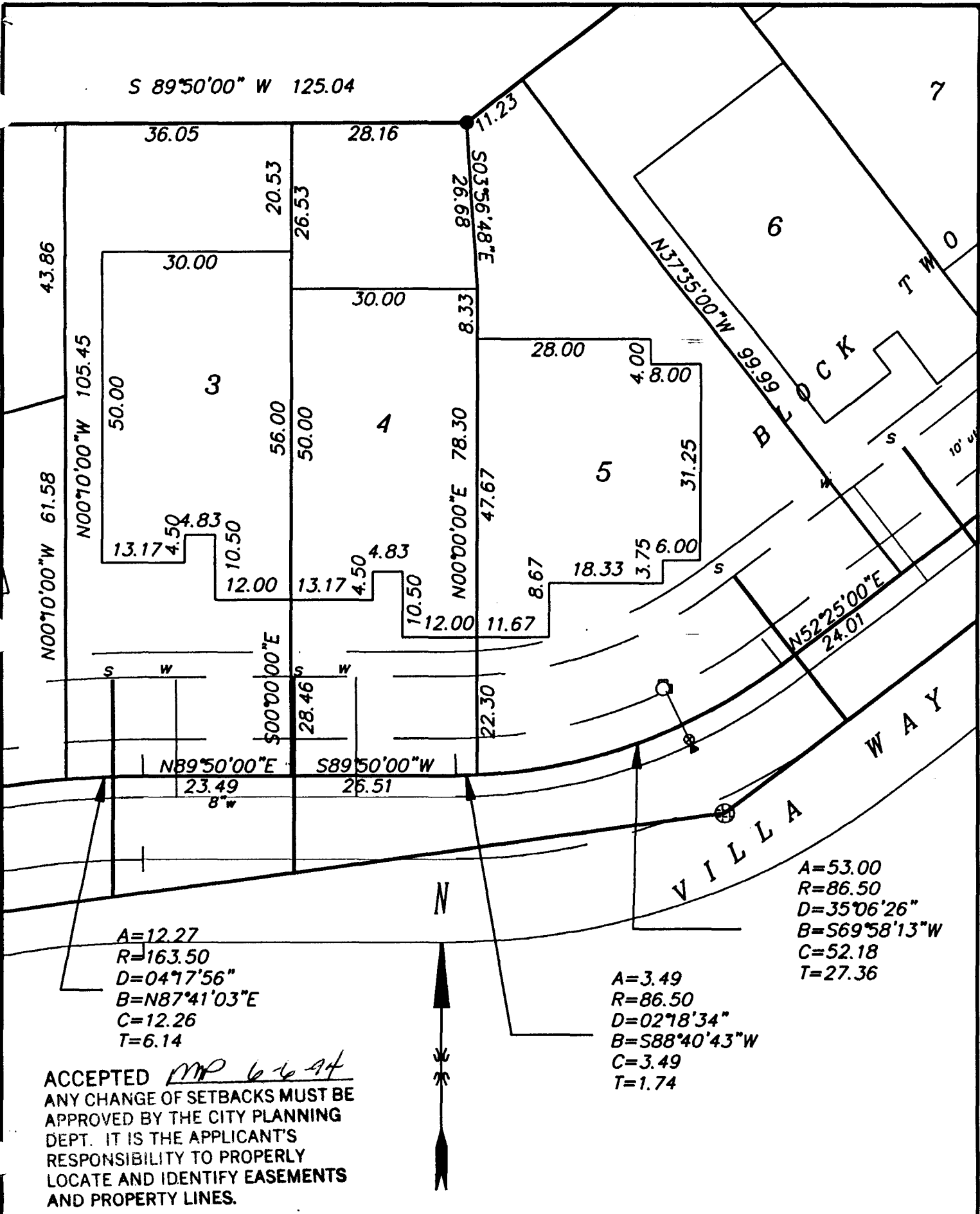
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature R. Daussey Date 6/1/94  
 Department Approval Marcia Peltz Date 6-6-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7620  
 Utility Accounting Millie 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)

S 89°50'00" W 125.04



A=12.27  
 R=163.50  
 D=04°17'56"  
 B=N87°41'03"E  
 C=12.26  
 T=6.14

A=3.49  
 R=86.50  
 D=02°18'34"  
 B=S88°40'43"W  
 C=3.49  
 T=1.74

A=53.00  
 R=86.50  
 D=35°06'26"  
 B=S69°58'13"W  
 C=52.18  
 T=27.36

ACCEPTED *MP 6-6-94*  
 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.

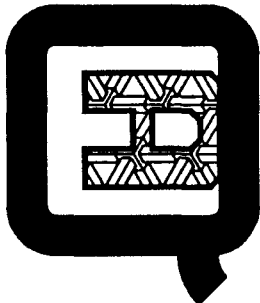
**BUILDING LAYOUT**

LOTS 3,4,&5 BLOCK 2, FALLS VILLAGE

FOR: **DORSSEY**

SCALE:   
 1" IN = 20' FT

DATE: 6/3/94



**Q.E.D. SURVEYING SYSTEMS Inc.**  
 1018 COLO. AVE.  
 GRAND JUNCTION COLORADO 81501  
 464-7568  
 241-2370

SURVEYED BY: N/A

DRAWN BY: MEM

ACAD ID: FVL345

SHEET NO.

FILE: 94154