

FEE \$ -10<sup>00</sup>  
TCP \$ -0 -

BLDG PERMIT NO. 53963

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

*[Handwritten signature]*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 830 Beemula Ct TAX SCHEDULE NO. 2701-264-29-005  
SUBDIVISION Moses SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2232  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) None  
(1) OWNER Bryan Corbett NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 529 Mackay Blvd  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 241-2269 BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(2) APPLICANT Dave Maves USE OF EXISTING BLDGS Single Family Res  
(2) ADDRESS 1873 L.W. DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 858-9642 Single Family 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 RSF-4 Maximum coverage of lot by structures 3590  
SETBACKS: Front 30' from property line (PL) Parking Req't \_\_\_\_\_  
or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 7' from PL Rear 30' from PL  
Maximum Height 32'  
CENS.T. 16 T.ZONE 13 ANN# \_\_\_\_\_

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 Dave Maves Date 10-20-95  
Department Approval Marcia Rabideaux Date 10-20-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8687

Utility Accounting Sandi Skye Date 10-20-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Drawing Not to Scale

