

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

BLDG PERMIT NO. 53793

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

pc  
✓  
fcp

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2558 BRENNAN WAY TAX SCHEDULE NO. 2945-031-29-006  
 SUBDIVISION RA1 SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460  
 FILING # 2 BLK ONE LOT SIX SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER GERRY DALTON NO. OF DWELLING UNITS BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 241 THISTLE DR. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 242-3835 USE OF EXISTING BLDGS HOME  
 (2) APPLICANT GERRY DALTON DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 241 THISTLE DR.  
 (2) TELEPHONE 242-3835 RESIDENTIAL HOME

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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
20 vehan. units Side \_\_\_\_\_ from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 19 ANNEX# \_\_\_\_\_

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 Gerry Dalton Date 9/25/95  
 Department Approval Connie Edwards Date 9/25/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8622  
 Utility Accounting Chris Hudson Date 9-25-95

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)

