

FEE \$ 10<sup>00</sup>

TCP # 425<sup>00</sup>

BLDG PERMIT NO. 51076

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2710 Concom Ct. TAX SCHEDULE NO. 2701-25207-008  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1808  
 FILING 7 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Jim Wilson NO. OF DWELLING UNITS BEFORE: NA AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2972 Oklaoma Dr. NO. OF BLDGS ON PARCEL BEFORE: NA AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-4722 USE OF EXISTING BLDGS NA  
 (2) APPLICANT Darius & Sons Const DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 690 29.5 Rd. \_\_\_\_\_  
 (2) TELEPHONE 242-2300 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-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20 from property line (PL) or 45 from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5 from PL Rear 25 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32 CENSUS TRACT 16 TRAFFIC ZONE 13

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).

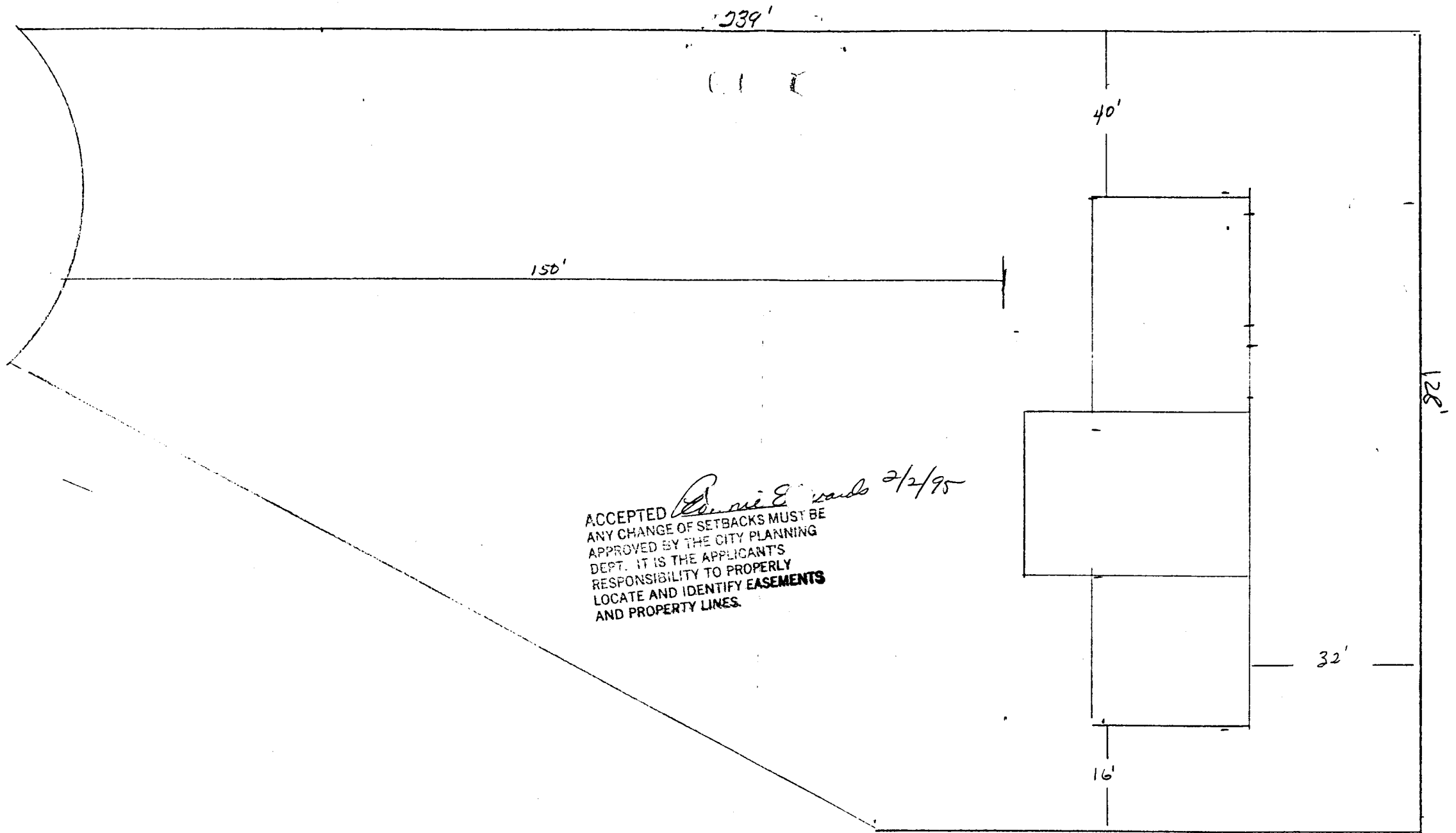
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature R. Darius Date 2/2/95  
 Department Approval Ronnie Edwards Date 2/2/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8094  
 Utility Accounting Christina Date 2-2-95

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)



ACCEPTED *Donnie E. ...* 2/2/95  
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.

2710 CANCON CT.  
Lot. 8  
Bl. 3  
DANALIC HILLS #7