

FEE \$ 10.00  
TCP \$ 425.00

BLDG PERMIT NO. 54579

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

TCP

3023-3220-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2708 Eden Ct. TAX SCHEDULE NO. 2701-253-07-014  
SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1632<sup>4</sup>  
FILING 7 BLK 3 LOT 14 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER Robert L Daussey NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) ADDRESS 690 29 1/2 Rd.  
(1) TELEPHONE 242-2300 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Daussey & Son Const. USE OF EXISTING BLDGS Residence  
(2) ADDRESS 690 29 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 242-2300 Residence single family

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 RSE-5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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 R Daussey Date 12-20-95

Department Approval Marcia Rabideaux Date 12-20-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8836 S/F

Utility Accounting Mellie Fowler Date 12-20-95

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)

2708 Eden Ct.  
Paradise Hill  
BL 3 Lot 14 Fil. 7

