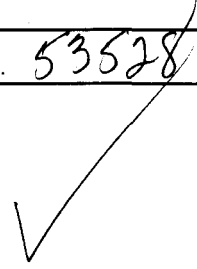


FEE \$	10 ⁰⁰
TCP \$	400 ⁰⁰

BLDG PERMIT NO.	53528
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2832 GRD Falls Cr TAX SCHEDULE NO. 2943-072-00-032

SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1188

FILING 2 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER R Darsney NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 690 29 1/2 Rd. GRD Jct. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-2300 USE OF EXISTING BLDGS NA

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
Residence

(2) ADDRESS _____

(2) TELEPHONE _____

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-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 0' to 10' from PL Rear _____ from PL

Maximum Height 10' w/ town bldgs
was accepted as per but still may - UGV

Parking Req'mt _____

Special Conditions File #57-94 - Sidewalk
req. to be completed prior to C.O.

CENS.T. 6 T.ZONE 29 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 Robert Darsney Date 9/21/95

Department Approval Rennie Edwards Date 9/26/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8625 - S/F

Utility Accounting Mellie Foule 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)