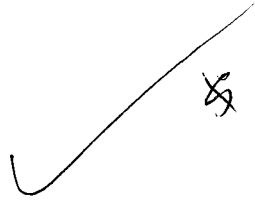


FEE \$ 1000  
 TCP \$ 4000

BLDG PERMIT NO. 53527

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2832<sup>#A</sup> Grd. Falls Cr. TAX SCHEDULE NO. 2943-072-00-022  
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298<sup>#</sup>  
 FILING 2 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Robert L. Dunsay NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 690 29 1/2 RD Grd. Falls NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-2300 USE OF EXISTING BLDGS Residence NA  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Residence  
 (2) ADDRESS S  
 (2) TELEPHONE S

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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' to 10' from PL ~~10'~~ 10' between utilities Special Conditions FILE #57-94-Sidewalk  
see envelopes req. to be completed prior to C.O.  
 Maximum Height \_\_\_\_\_  
sewer accepted as per Brit Kullberg - 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 L. Dunsay Date 9/21/95  
 Department Approval Bonnie Edwards Date 9/26/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8624-3/F

Utility Accounting Millie Fowler Date 9-26-95

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)