

FEE \$	10 <sup>00</sup>
TCP \$	400 <sup>00</sup>

attached units

BLDG PERMIT NO. 54086 pg

tcp  
\$

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>586 North Spd.</u>	TAX SCHEDULE NO. <u>2943-072-50-034</u>
SUBDIVISION <u>Falls Ct. (B)</u> <u>Falls Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1298</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
(1) OWNER <u>R. Dussay</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>640 29 1/2 Rd.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>247-2300</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>R. Dussay</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>same</u>	
(2) TELEPHONE <u>242-2300</u>	<u>Residence</u>

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 <u>PR</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear <u>10' btwn bldgs</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>6</u> T.ZONE <u>29</u> 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 <u>R. Dussay</u>	Date <u>11/7/95</u>
Department Approval <u>Gordon Edwards</u>	Date <u>11/7/95</u>

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8722

Utility Accounting Chickman Date 11-7-95

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)

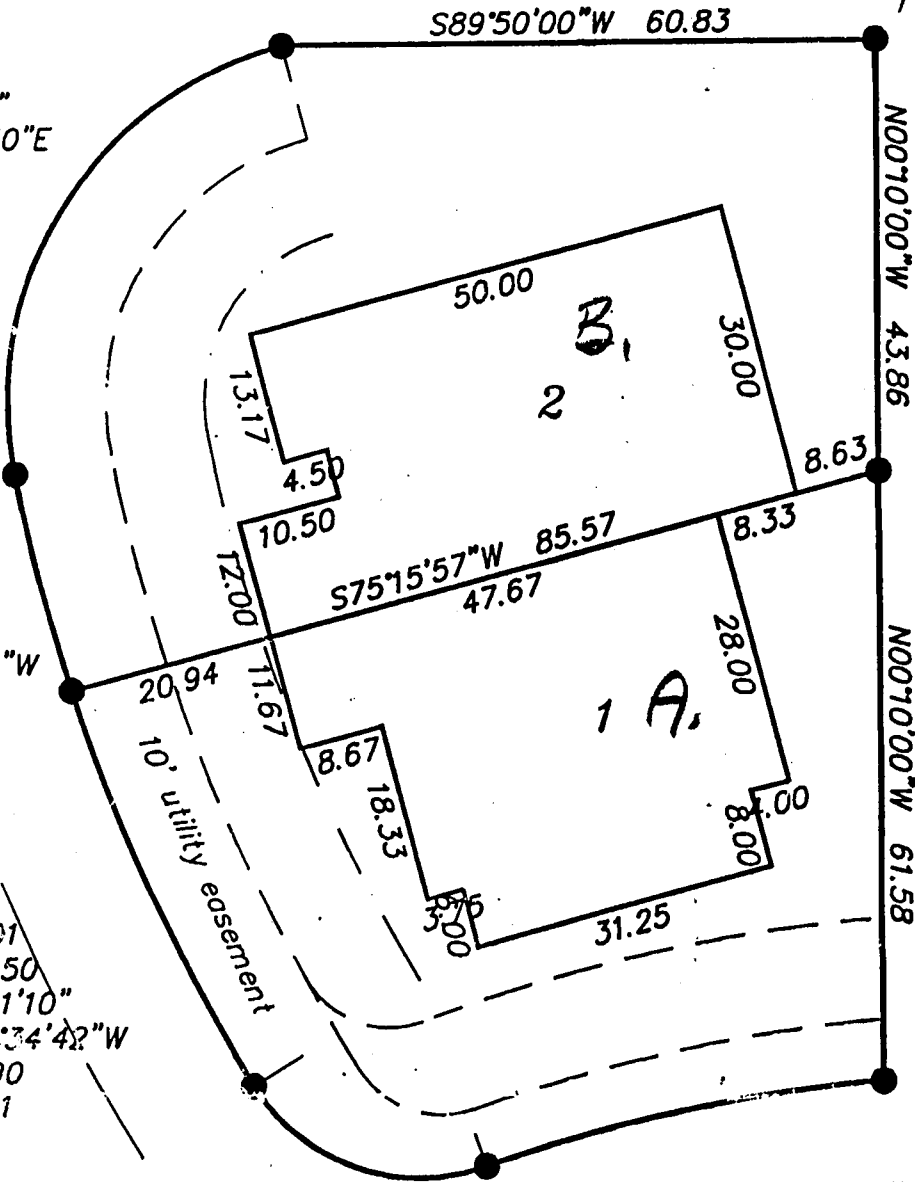
586-

North Grand Falls  
Unit B

A=56.48  
R=37.50  
D=17'35"  
B=N32°20'50"E  
C=51.29  
T=35.15

A=22.84  
R=186.50  
D=07°01'02"  
B=N14°18'36"W  
C=22.83  
T=11.43

A=44.01  
R=186.50  
D=13°31'10"  
B=N24°34'42"W  
C=43.90  
T=22.11



A=27.37  
R=20.00  
D=78°23'49"  
B=N70°32'31"W  
C=25.28  
T=16.31

A=41.83  
R=163.50  
D=14°39'35"  
B=N78°12'17"E  
C=41.72  
T=21.03

ACCEPTED *Ronnie 11/7/95*  
ANY CHANGE OF ZONING MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.