

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

BLDG PERMIT NO 54085

*attached unit*

*tcp*  
*\$X*

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 586 North Blvd. TAX SCHEDULE NO. 2943-072-00-034  
SUBDIVISION Falls CT (A) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200\*  
FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER R Dussing NO. OF DWELLING UNITS  
(1) ADDRESS 690 29 1/2 Rd. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 242-2300 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT R Dussing USE OF EXISTING BLDGS Residence  
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:  
(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 PR 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 \_\_\_\_\_ from PL Rear 10' between bldgs from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ CENS.T. 6 T.ZONE 29 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 Dussing Date 11/7/95  
Department Approval Ronnie Edwards Date 11/7/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8723  
Utility Accounting C Reed 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)

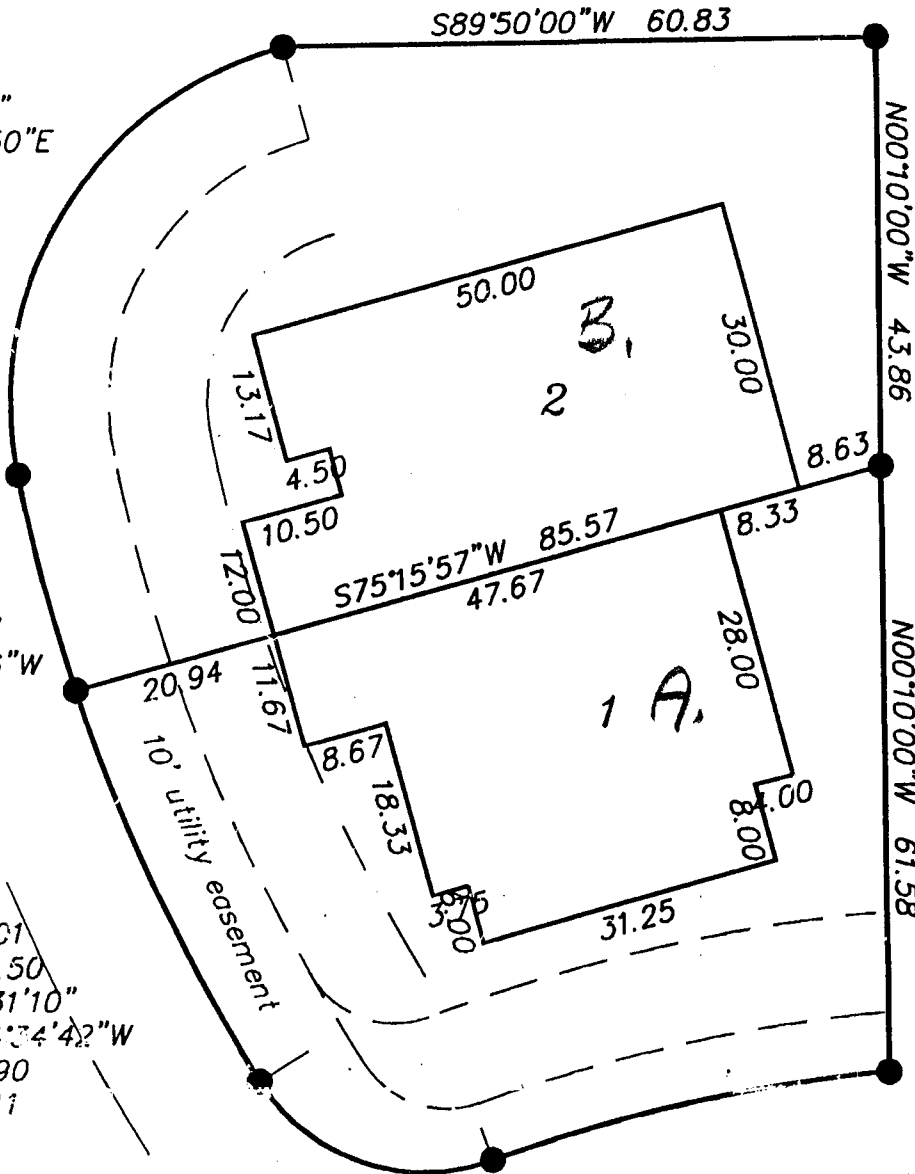
586-

North Grand Falls Ct.  
Unit A

A=56.48  
R=37.50  
L=6°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 *Louise* 11/7/95  
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.

*North Grand Falls Ct.*