

FEE \$	10 ⁰⁰
TCP \$	400 ⁰⁰

BLDG PERMIT NO. 53529

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2832 Ged. Falls Cr. TAX SCHEDULE NO. 2943-072.00-022
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298⁰
 FILING 3 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Robert L Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 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 Same USE OF EXISTING BLDGS NA
 (2) ADDRESS } DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE } 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-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 Rear _____ from PL
10' between Wldgs - Special Conditions File #57-94 - Sidewalk
sewer accepted as per Bldg. Dept. - CGV req. to be completed prior to C.O.
 Maximum Height _____ 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).

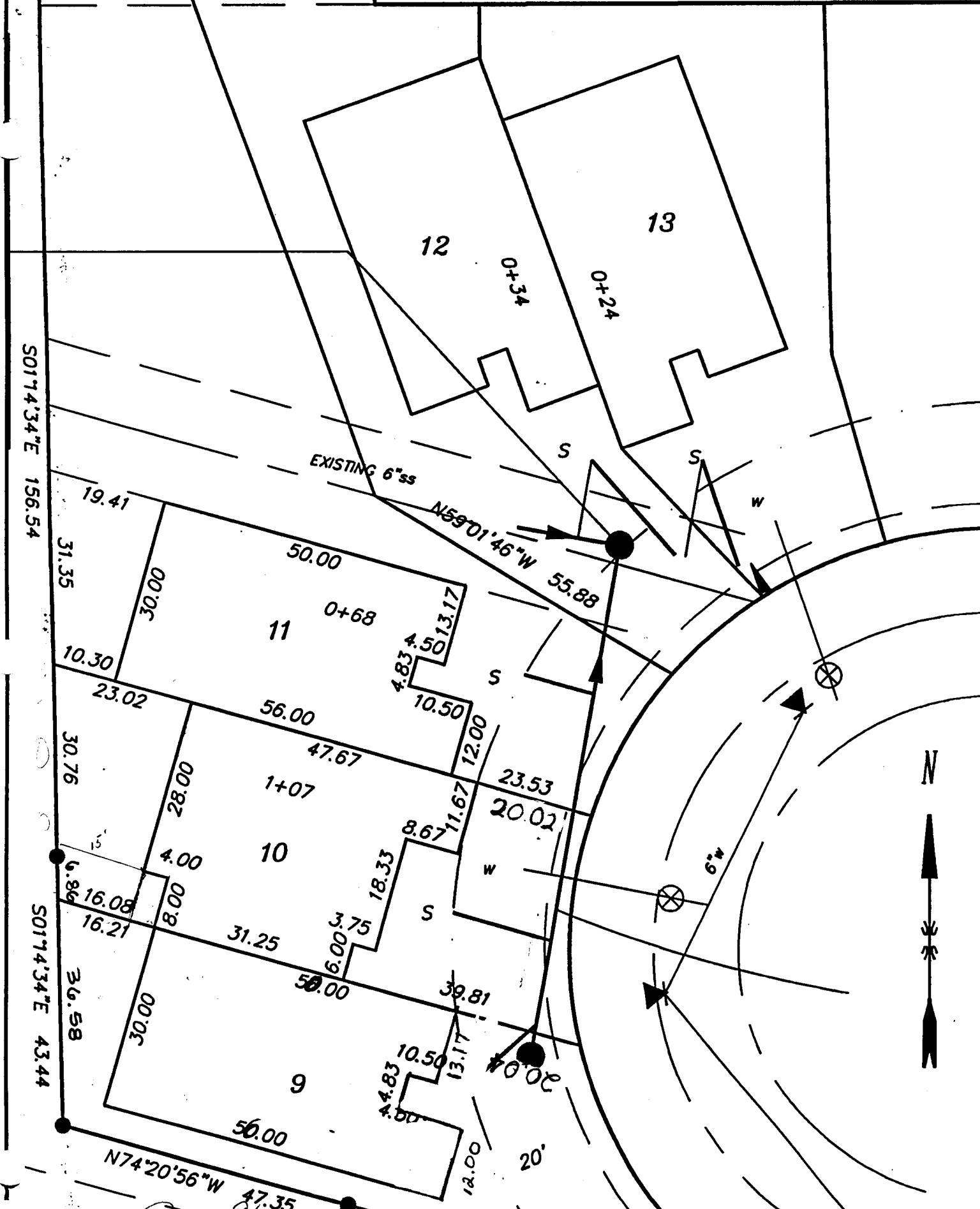
Applicant Signature Robert L Dussay Date 9/26/95
 Department Approval Ronnie Edwards Date 9/26/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8626

Utility Accounting Mellie 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)



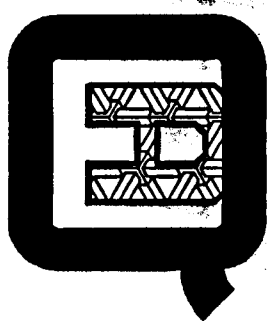
ACCEPTED *Rennie* 9/26/95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BUILDING LAYOUT
 LOTS 9, 10, & 11 FALLS VILLAGE

FOR: **DORSSEY**

SCALE:

DATE: 9/20/95



Q.E.D.
SURVEYING
SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION
 COLORADO 81501
 464-7568
 241-2370

SURVEYED BY: NA

DRAWN BY: MEM

ACAD ID: FV91011

SHEET NO.

FILE: 95263.6