

FEE \$ 10⁰⁰
 TCP \$ 324⁰⁰

BLDG PERMIT NO. 52260

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2967~~ ²⁹⁶⁷ ~~2967~~ ^{ave} N. Reuter TAX SCHEDULE NO. 2943-081-32-001
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
 FILING 2 BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Coste Coast. USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-2267 Single Fam, 1 1/2 story w/ res

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't _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' easement from PL Special Conditions ACC Approval Req'd
 Maximum Height _____ CENS.T. 11 T.ZONE 51 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 Wilbur F. Lyall Date May 22, 1995
 Department Approval Ronnie Edwards Date 5/22/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8320 - S/F
 Utility Accounting Mellie Fowler Date 5-22-95

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)

DARBY DR.

