

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51640

PLANNING CLEARANCE

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

TCP \$400⁰⁰

9009-0920-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2830^A Lilla Way TAX SCHEDULE NO. 2943-072-29-006
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298^P
 FILING 3 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) MA
 (1) OWNER R. Daussey NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690-29 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-2300 USE OF EXISTING BLDGS Res MA
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ Res, S/F

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) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' between bldgs from PL Rear _____ from PL
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 29

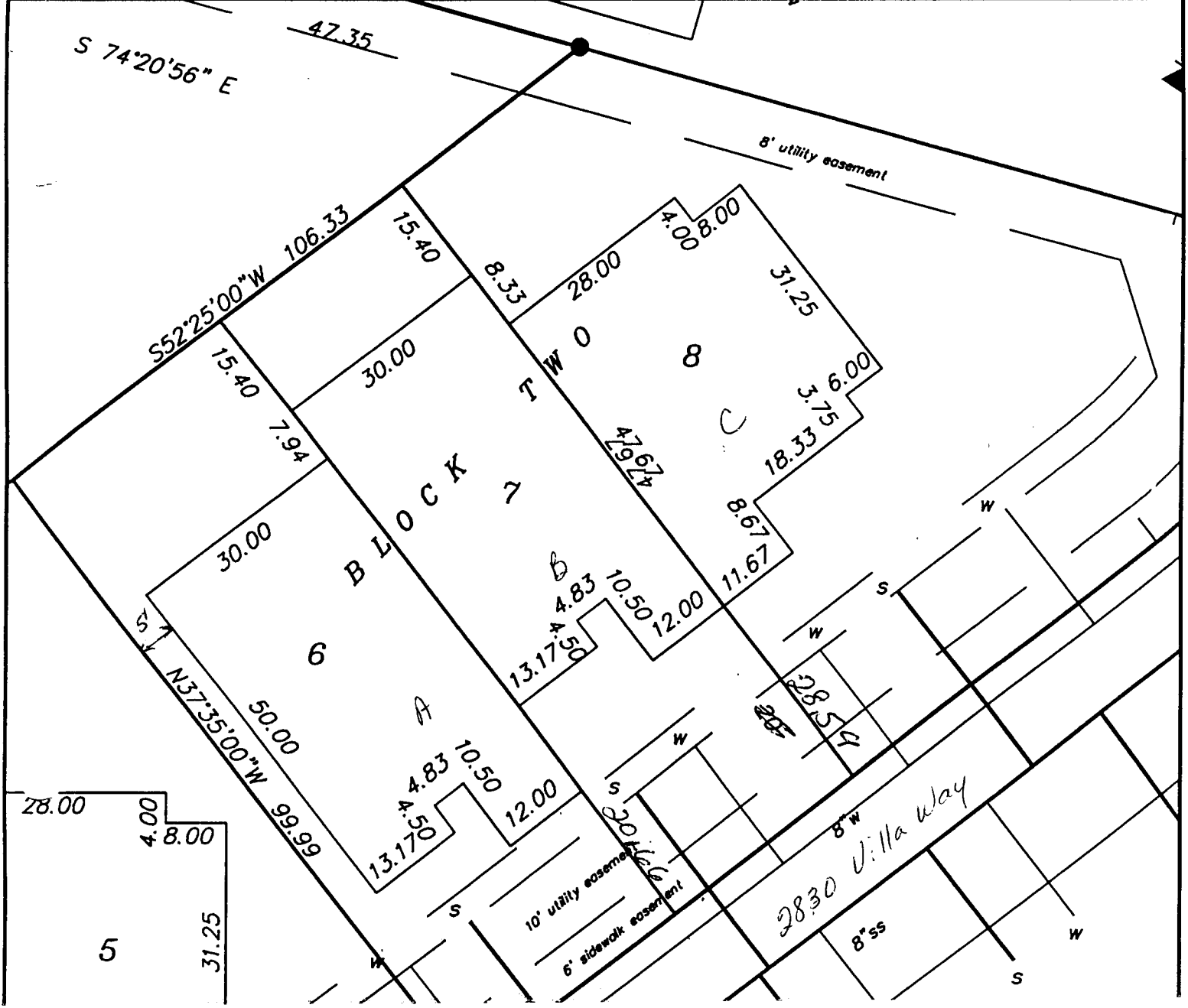
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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. Daussey Date _____
 Department Approval Ronnie Edwards Date 4-3-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8208^{SF} Townhome
 Utility Accounting Milee Fowler Date 4-3-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Donnie Edwards* 4/3/95
 ANY CHANGE OF SE TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2830 Villa Way, Unit A