

Jim Jensen

FEE \$ 10 -  
TCP \$ -

BLDG PERMIT NO. 55395  
55396

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

3019-0230-03-4 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 608 26 1/2 ROAD TAX SCHEDULE NO. 2945-024-00-053  
SUBDIVISION WALKER HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 676 #  
FILING \_\_\_\_\_ BLK 10 LOT 028 SQ. FT. OF EXISTING BLDG(S) 2895  
(1) OWNER GEORGE & LYNN DUNHAM NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 126 KYLE LANE, BECKLEY, WV 25801 NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 304-255-1351 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
(2) APPLICANT SAME USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ GARAGE & GREENHOUSE

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 RSF-4 Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 3' from PL Rear 10' from PL  
Maximum Height 32'  
CENS.T. 10 T.ZONE 23 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 George & Lynn Dunham Date 1-12-96  
Department Approval Marcia Babideaux Date 3-7-96

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

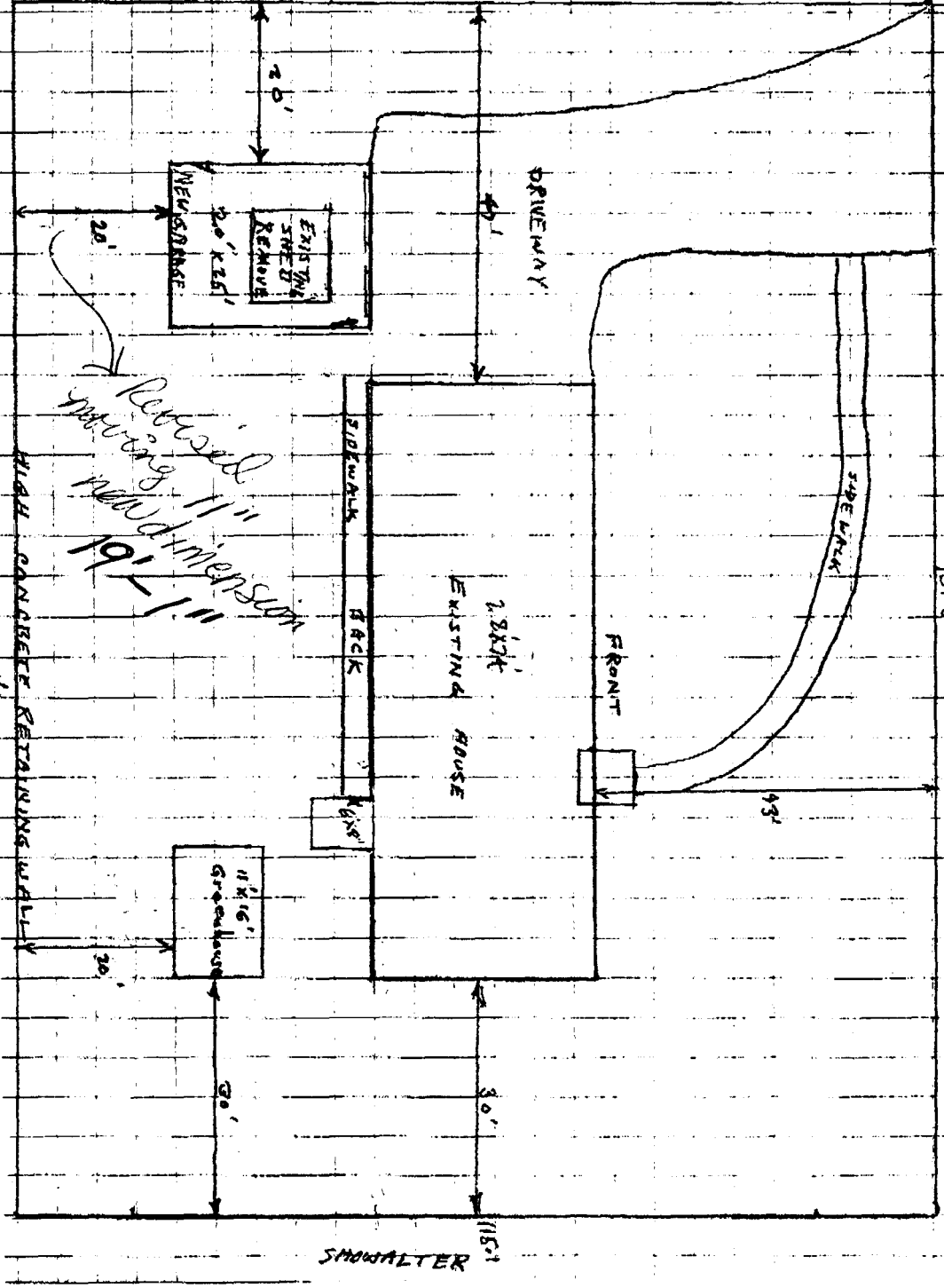
Utility Accounting Mollie Fowler Date 3-7-96

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 MC 3-7-96  
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.

CITY  
50' R/W  
BX 899 P 393



458 26 1/2 Road

Revised  
spacing 11'  
19' x 11'  
WINDMILLERSON

SNOWALTER 115'