

FEE \$ 500 -
TCP \$ 10 -

BLDG PERMIT NO. 54941

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

PC
YCP

3027-1660-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2682 AMBER WAY TAX SCHEDULE NO. 2701-351-53-002
SUBDIVISION SEDONA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700
FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) -0-
(1) OWNER GARY D. DEBUSH NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 609 MEANDER DR.
(1) TELEPHONE 260-0057 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS -0-
(2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE " NEW HOME - 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-4.2 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 5' from PL Rear 20' from PL Special Conditions ACC approval
required
Maximum Height _____ CENS.T. 16 T.ZONE 13 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).

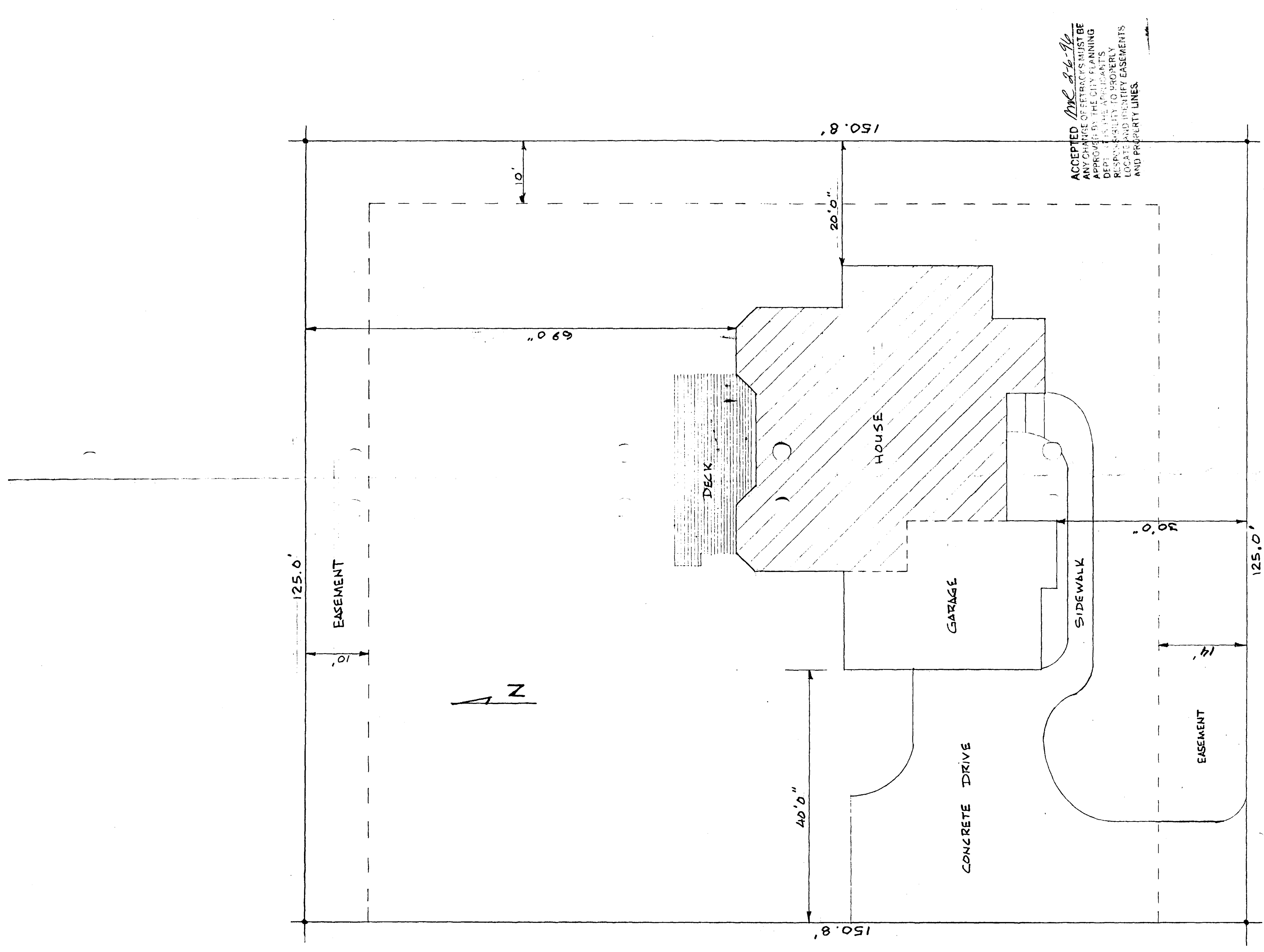
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gary D. DeBush Date 2/5/96
Department Approval Marcia Babideaux Date 2-6-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8915 - S/F
Utility Accounting Miller Fowler Date 2-6-96

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
 ANY CHANGE OF TERMS OR PLANNING
 RESPONSIBILITY TO SUBMITTERS
 AND PROPERTY LINES

2682 AMBER WAY
 PLOT PLAN SCALE 1/8" = 1'-0"