

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 55176

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

*PC*  
*JCP*

9009-0085-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 726 Ark Dr. TAX SCHEDULE NO. 2701-353-12-001  
 SUBDIVISION Sunset Terrace Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1727  
 FILING 0 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Daisy + Sons Const 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 R Daussey USE OF EXISTING BLDGS Residence NA  
 (2) ADDRESS 690 29 1/2 RD DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-2300 Residence  
260-6464

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-1 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height 32'  
 CENS.T. 10 T.ZONE 17 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 R Daussey Date \_\_\_\_\_  
 Department Approval Kornie 2/23/96 Date 2/23/96

- Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. ~~8971~~ 8971 S/F

Utility Accounting Miller Fowler Date 2-23-96

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)

130x90

OWNER  
DATE

726 WASH DR.

ACCEPTED Ronnie 2/23/96  
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.

22'

64'

Highway

25'

Driveway

62'

35'

DRIVEWAY  
LOCATION OF  
J. K. ...  
2-22-96

Rear  
Yard

726 ASH DR.  
LOT 1  
BL. 2  
SUNSET TERRACE  
REPLAT

11'

