

FEE \$	10 ⁰⁰
TCP \$	2

BLDG PERMIT NO. 58091

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 835 Bermuda Ct TX SCHEDULE NO. 2701-264-29-001

SUBDIVISION Paradise Corner SQ. FT. OF PROPOSED BLDG(S) ADDITION 2040⁹

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER R Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 690 29 1/2 Rd. G.J. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-2300 USE OF EXISTING BLDGS NA

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ Residence

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 45' from center of ROW, whichever is greater Special Conditions _____

Side 7' from PL Rear 30' from PL

Maximum Height 32' 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 R Dussay Date Oct. 30-96

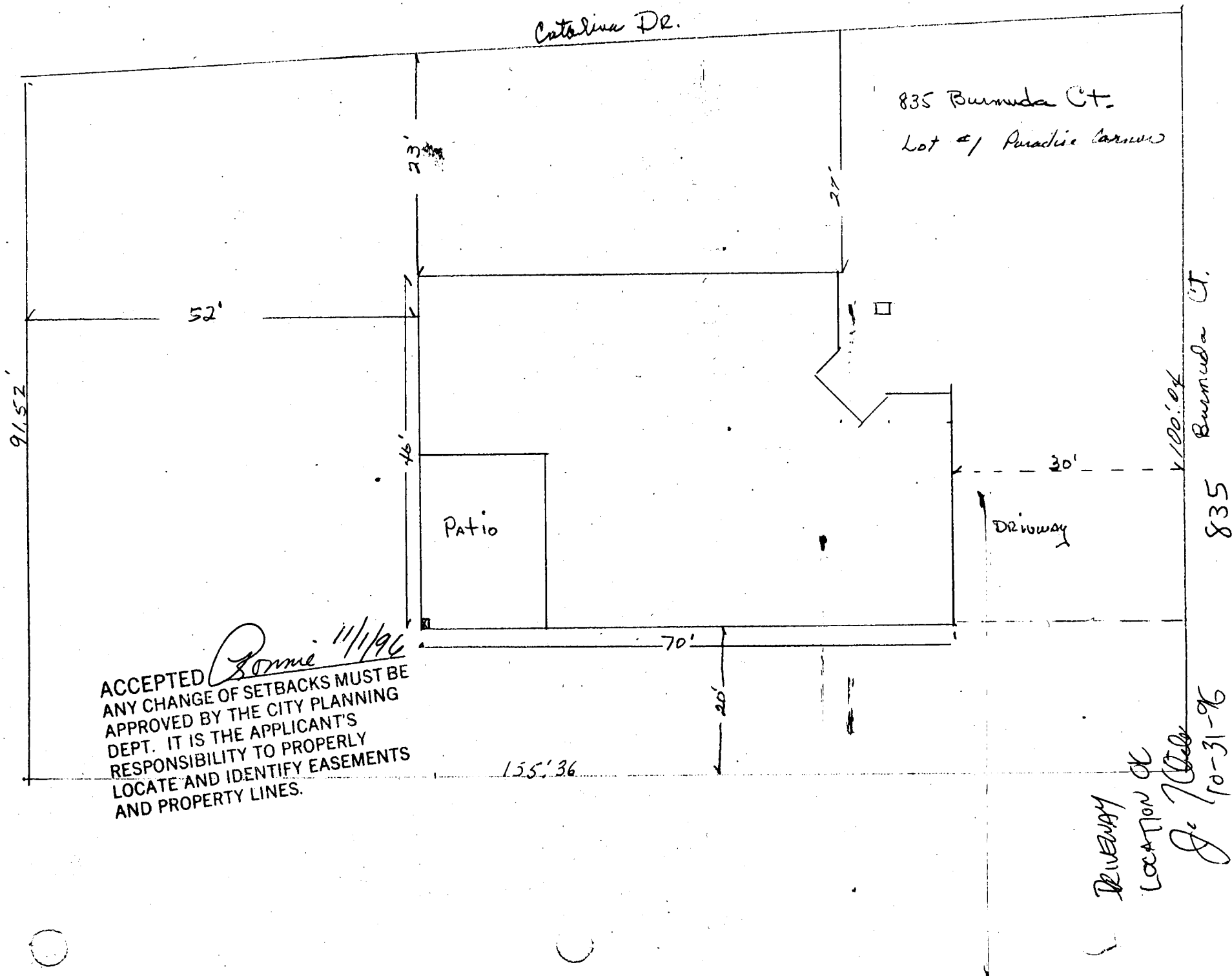
Department Approval Ronnie Edwards Date 11-1-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9637

Utility Accounting [Signature] Date 11/1/96

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 *Ronnie 11/1/96*
 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.