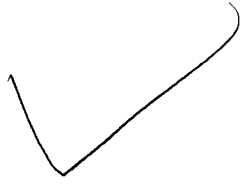


FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 58110
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 327 COUNTRY CLUB PK TAX SCHEDULE NO. 2545 211 06 017

SUBDIVISION COUNTRY CLUB PART SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200

FILING — BLK 3 LOT 23, 24 SQ. FT. OF EXISTING BLDG(S) 2100

(1) OWNER DALE DUMONT NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 327 COUNTRY CLUB PK

(1) TELEPHONE 342 4585 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS GARAGE

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ THE GARAGE

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-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 1401 TRAFFIC ZONE 96

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 Dale Dumont Date 9/24/96

Department Approval Pamela Edwards Date 9-25-96

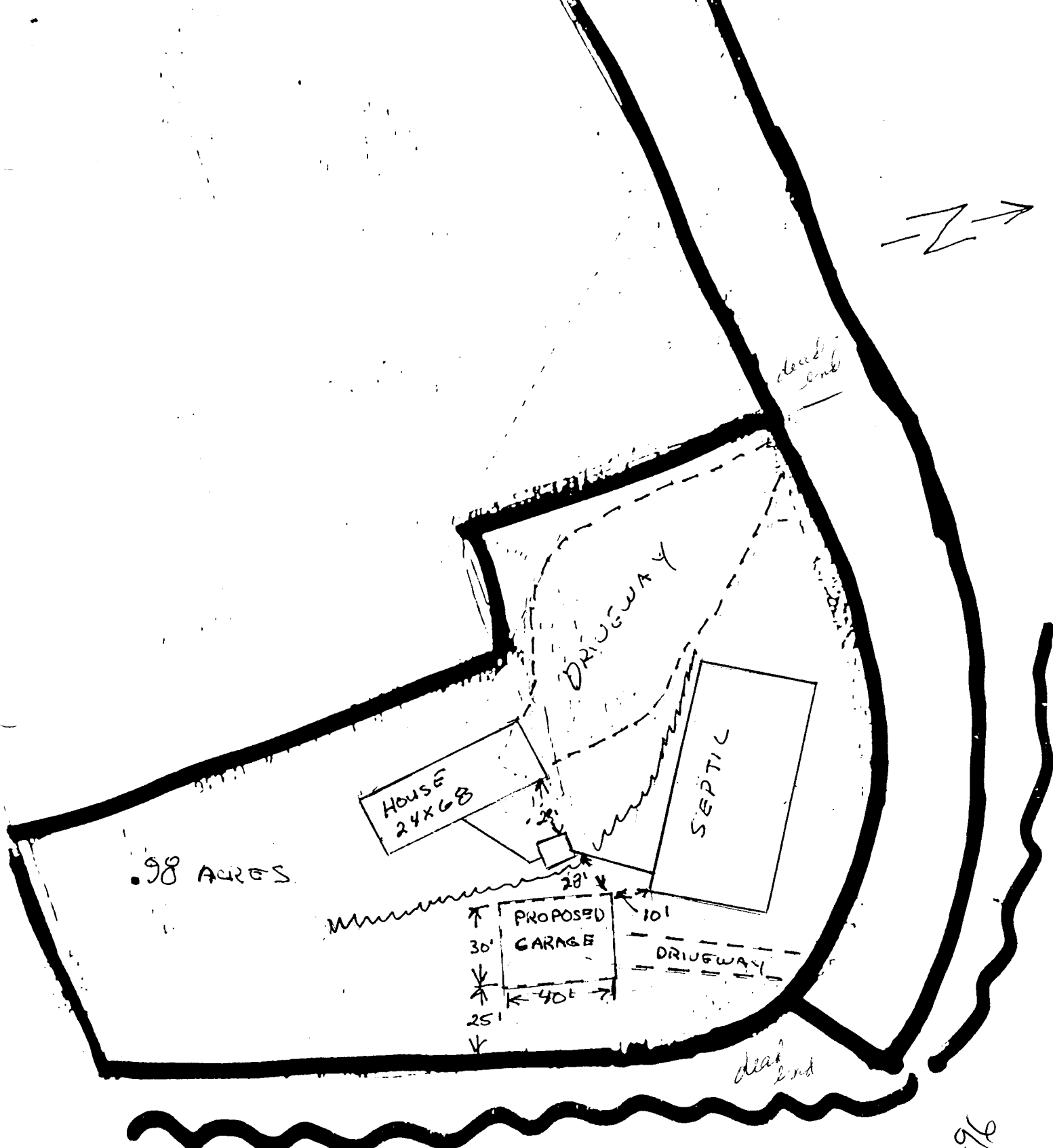
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO — W/O No. n/a

Utility Accounting Pattie Hobbes Date 9/25/96

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)

*Handwritten signature/initials*



CANAL

OK *[Signature]*  
9-25-96

10' UTILITY EASEMENT ON ALL PROPERTY LINES

327 Country Club Park