

FEE \$	10.00
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BLDG PERMIT NO. 57483

School #292

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

*Schump*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2811 DAYBREAK TAX SCHEDULE NO. 2943-063-00-098  
 SUBDIVISION Dawn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607  
 FILING BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John Dams NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Castle Const. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2755 North Ave SINGLE FAMILY  
 (2) TELEPHONE 248-4638

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) or 45 from center of ROW, whichever is greater Parking Req'mt 2  
 Side 7 from PL Rear 30 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32 CENSUS TRACT 10 TRAFFIC ZONE 22

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 [Signature] Date \_\_\_\_\_  
 Department Approval [Signature] Date 9/7/96

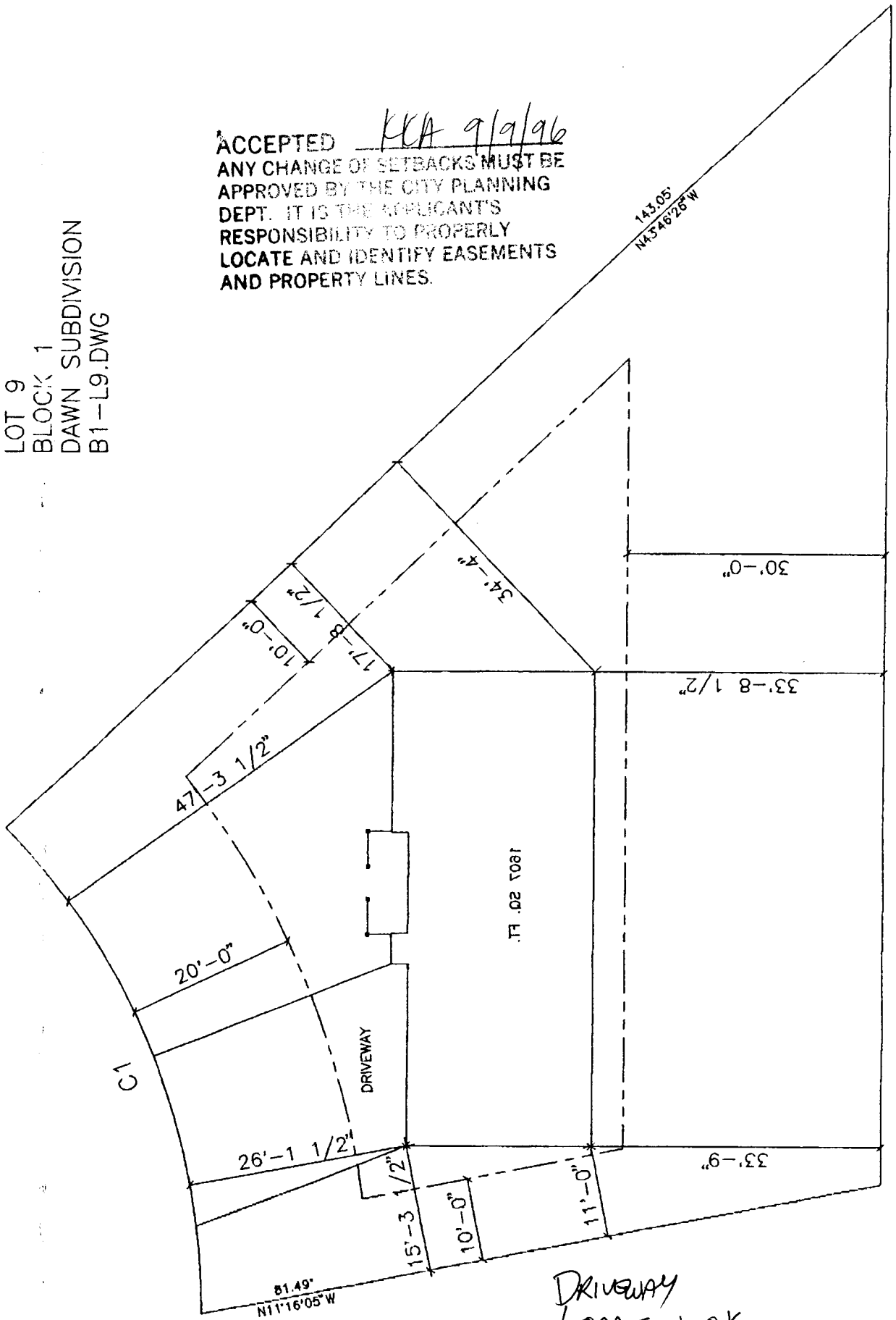
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9503  
 Utility Accounting [Signature] Date 9-10-96

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)

LOT 9  
BLOCK 1  
DAWN SUBDIVISION  
B1-L9.DWG

ACCEPTED *KKA 9/9/96*  
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.



DRIVEWAY  
LOCATION OK  
*J. W. ... 9-29-96*

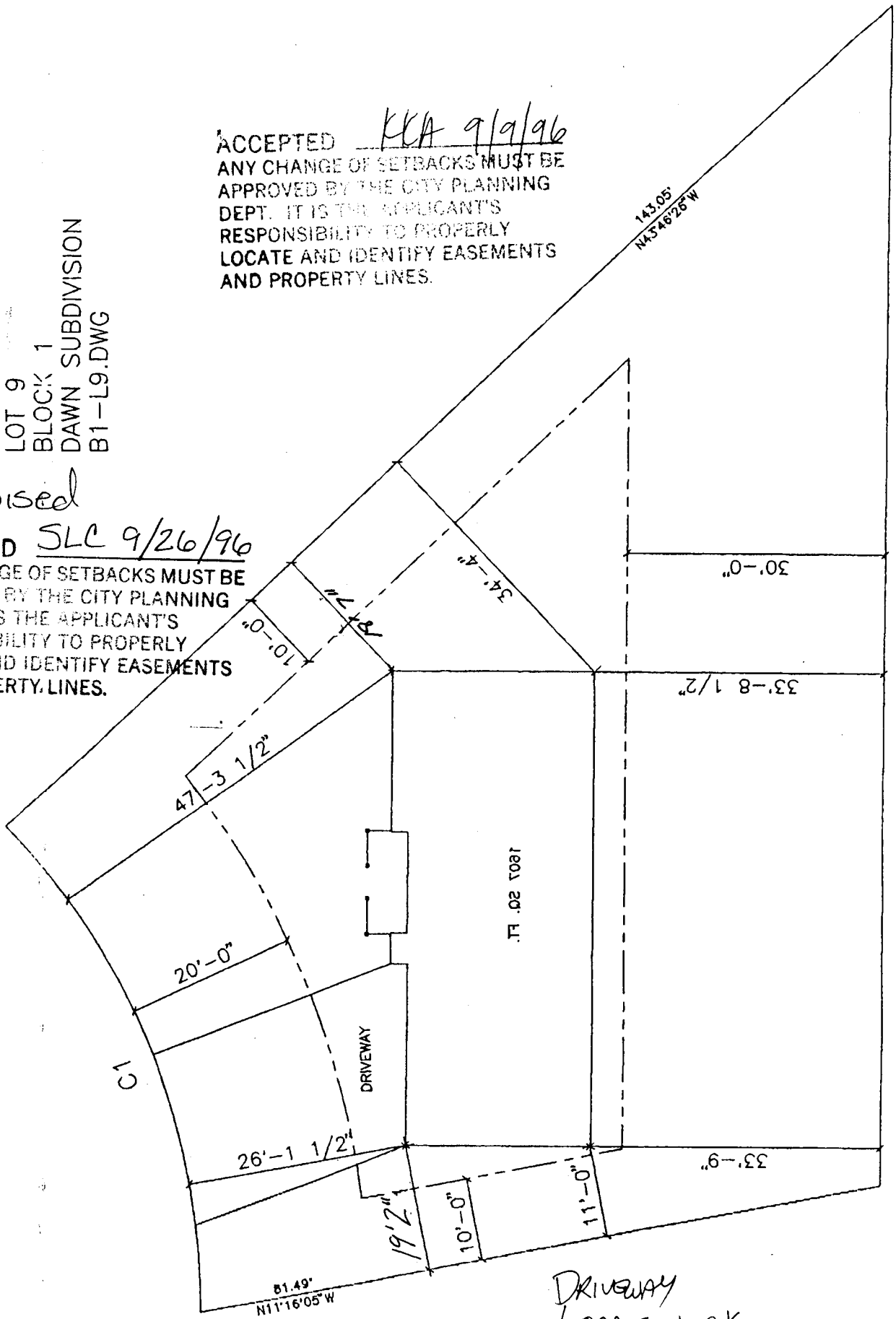
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*Revised*

ACCEPTED *SLC 9/26/96*  
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*DRIVEWAY  
LOCATION OK  
J. K. Kline 8-29-96*

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