

-FEE \$ 10⁰⁰
 TCP \$ 400⁰⁰

BLDG PERMIT NO. 54774

JOP
pc

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

9009-0670-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2834 # A Grd. Falls Cir TAX SCHEDULE NO. 2943-072-29-012
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298⁰⁰
 FILING 3 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Robert J. Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 29¹/₂ Rd.
 (1) TELEPHONE 242-2300 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Dussay & Sons USE OF EXISTING BLDGS NA
 (2) ADDRESS 690 29¹/₂ Rd. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-2300 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 FR Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear at plan from PL
 Maximum Height at plan Parking Req'mt 2
 Special Conditions Sidewalk must be in and accepted prior to issuance of C.O.
 CENS.T. _____ T.ZONE _____ 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 1-17-96

Department Approval Kathy Portman Date 1/17/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8878-5/F

Utility Accounting Mollie Fowler Date 1-18-96

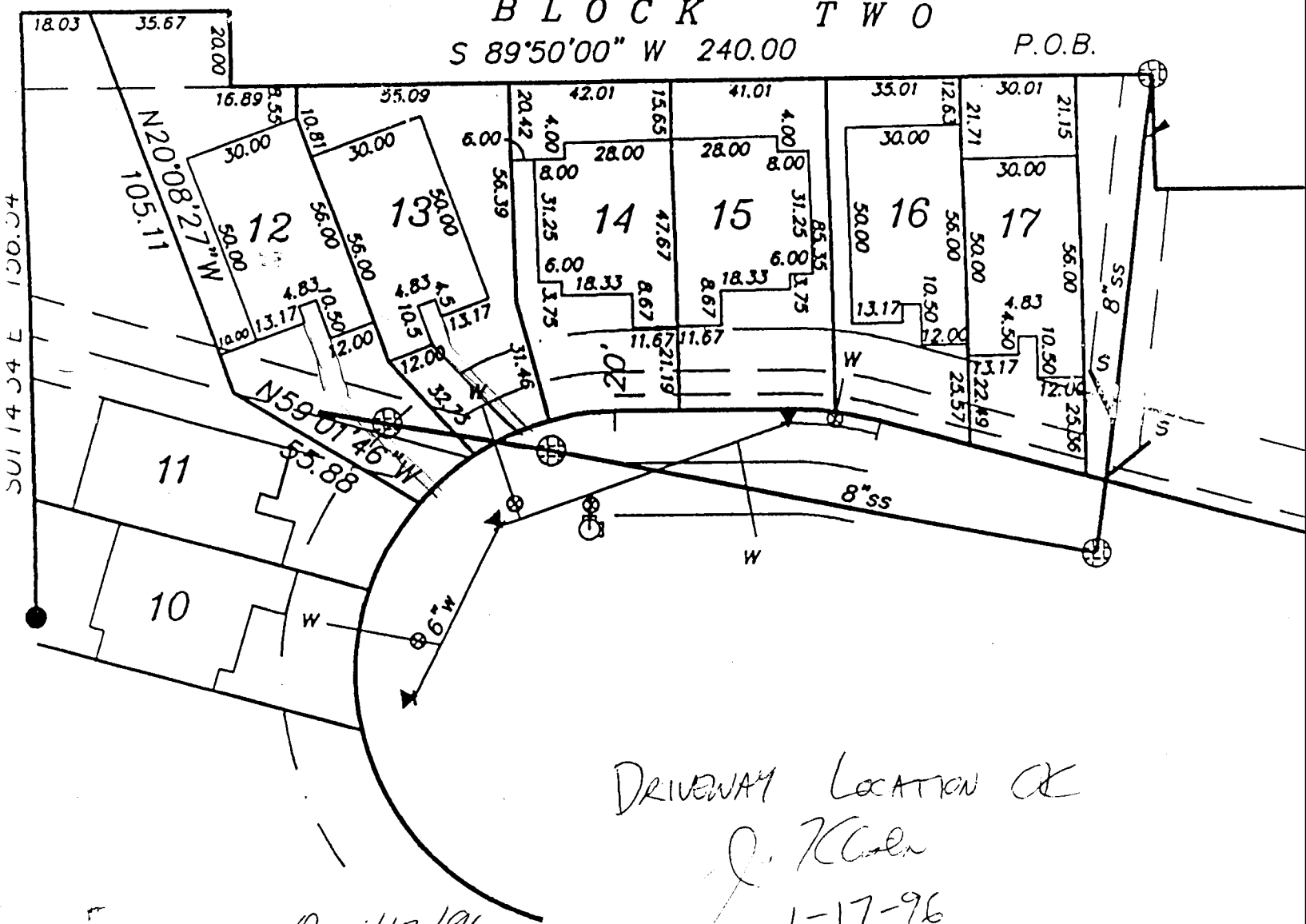
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

697 200 797

BLOCK TWO
S 89°50'00" W 240.00

P.O.B.



DRIVEWAY LOCATION OK
J. K. Cole
1-17-96

ACCEPTED AP 1/17/96
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT AND THE
 LOCAL GOVERNMENT
 AND RECORDING OFFICE.