

FEE \$ 10⁰⁰
 TCP \$ ~~500⁰⁰~~

BLDG PERMIT NO. 55177

400⁰⁰

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

*PC
 JCP*

9009-0680-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2836 Grd Falls Cr - A TAX SCHEDULE NO. 2943-072-29-014

SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1188⁴

FILING 3 BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER R Daussey 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 Danny Jones USE OF EXISTING BLDGS ~~Residence~~ NA

(2) ADDRESS 690 29 1/2 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 PR-8 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions per building envelopes

Maximum Height _____ CENS.T. 6 T.ZONE 29 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 2/23/96

Department Approval Bonnie Edwards Date 2/23/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8972-5/F

Utility Accounting 2-22-96 Date 2-22-96

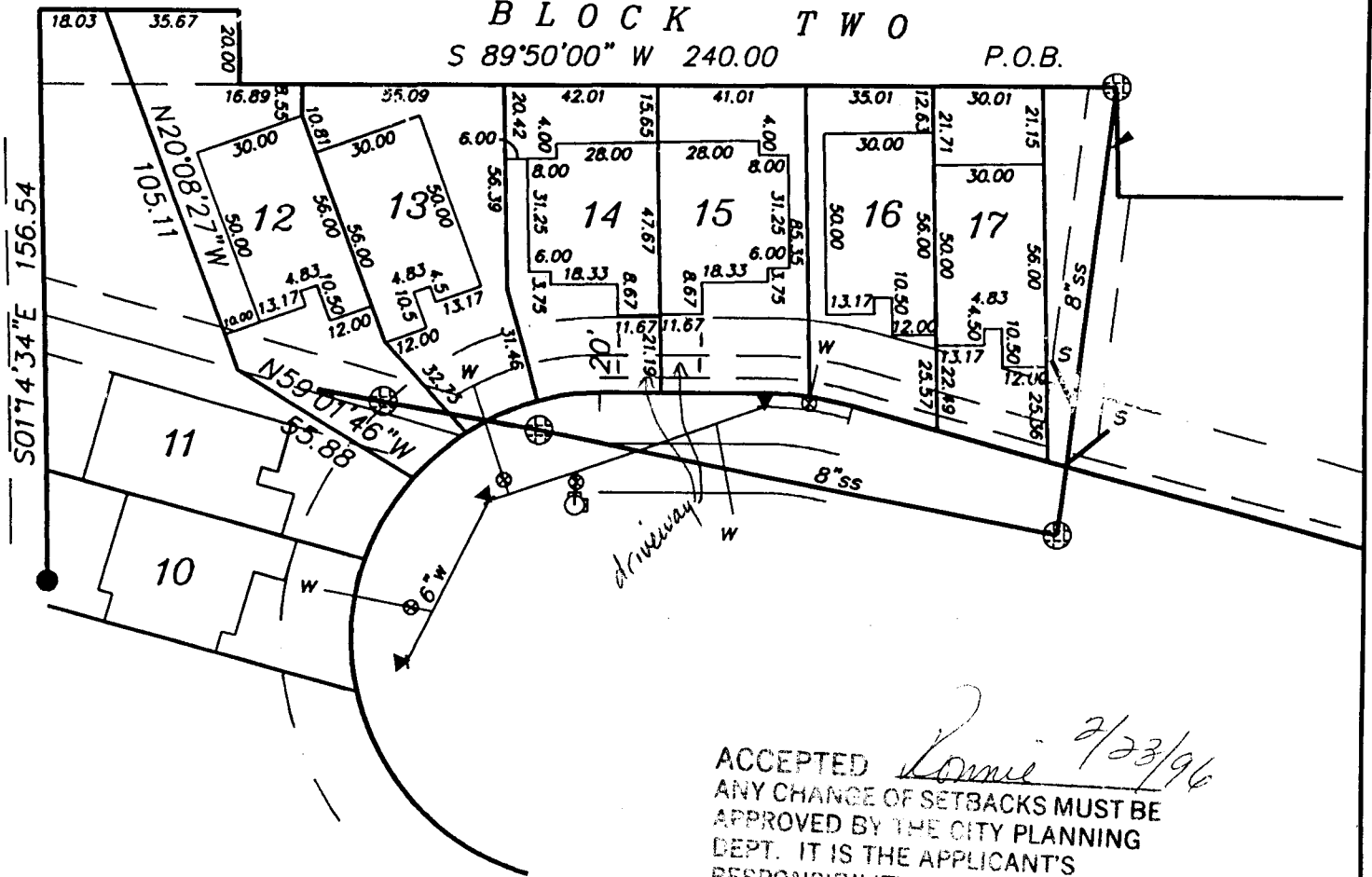
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

551 20 23-5

BLOCK TWO
S 89°50'00" W 240.00

P.O.B.



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.

N

DRIVEWAY
 LOCATION OK
J. R. Rila
 2-24-96