

FEE \$ 10.00
 TCP \$ 400.00

BLDG PERMIT NO. 55827

90090690-01

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2838 ^{#A} 5rd Falls Cir TAX SCHEDULE NO. 2943-072-29-016
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1195
 FILING 3 BLK 2 LOT 16 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER K. Dunning NO. OF DWELLING UNITS
 BEFORE: 6 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 24th Rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 6 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT K. Dunning USE OF EXISTING BLDGS 14-1
 (2) ADDRESS 690 24th Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 247 2300 Residence - S/F.

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 20' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side * from PL Rear _____ from PL Special Conditions * minimum 10'
 Maximum Height _____ building separation
 CENS.T. 6 T.ZONE 30 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 K. Dunning Date 4/1/96

Department Approval Gloria Edwards Date 4/22/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9141 S/F.

Utility Accounting Dotie Hobbs Date 4/22/96

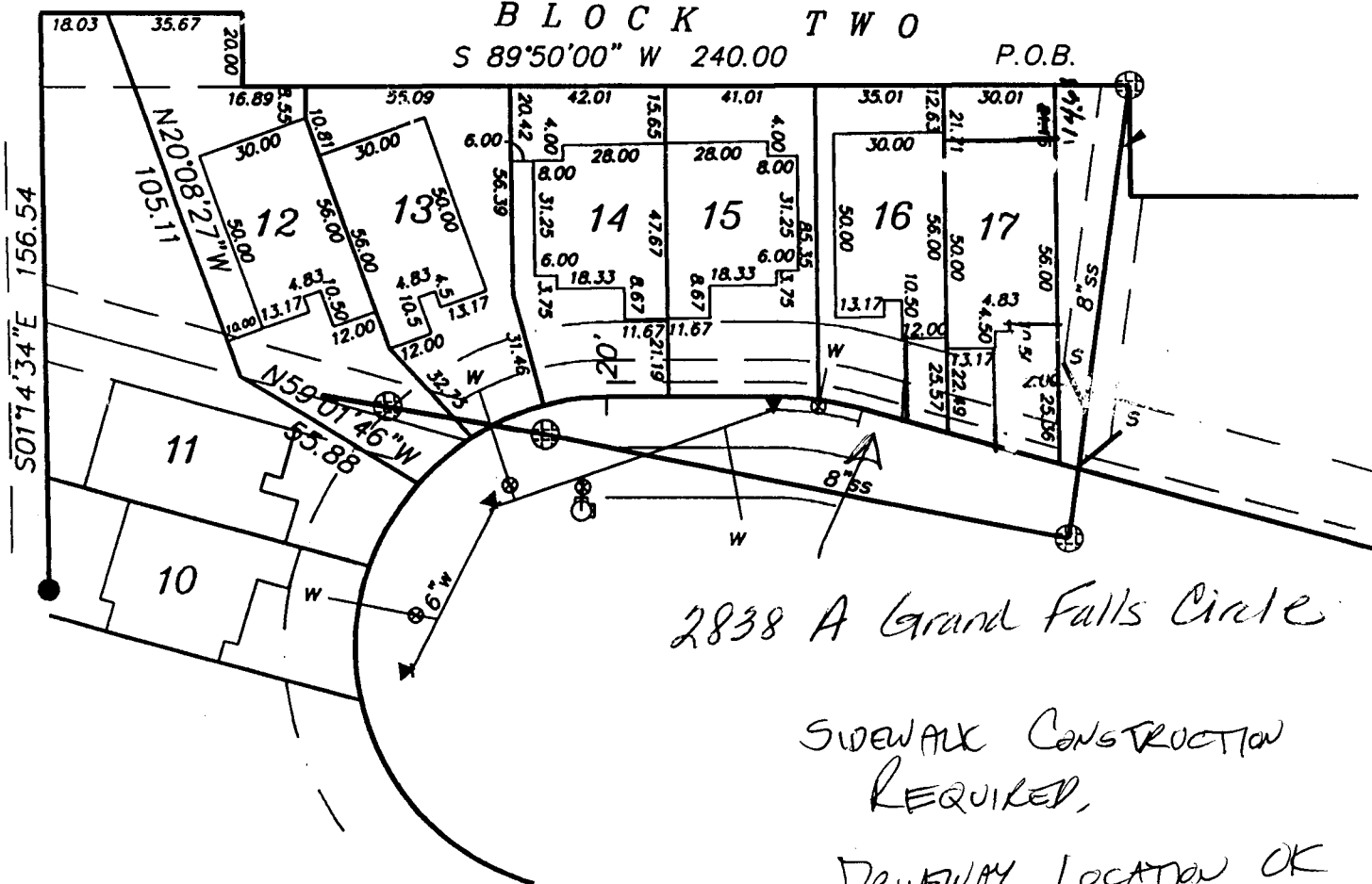
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

640 24-2370

BLOCK TWO
S 89°50'00" W 240.00

P.O.B.



2838 A Grand Falls Circle

SIDEWALK CONSTRUCTION
REQUIRED,

DRIVEWAY LOCATION OK

J. Kliska

N

4-17-96

ACCEPTED
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.

Ronnie 4/22/96