

FEE \$	10 <sup>00</sup>
TCP \$	480 <sup>00</sup>

BLDG PERMIT NO. 55178

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

*PC*  
*TOP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2836 Grand Falls Cr. # B TAX SCHEDULE NO. 2943-072-29-015  
 SUBDIVISION Falls Village SQ. FT. OF PROPOSED BLDG(S) ADDITION 1188<sup>sq</sup>  
 FILING 3 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER R. Dunsay NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 690 29 1/2 Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Dunsay & Sons USE OF EXISTING BLDGS 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. 10 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. Dunsay Date \_\_\_\_\_

Department Approval Connie Edwards Date 2/23/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8973 S/F

Utility Accounting Miller Fowler Date 2-23-96

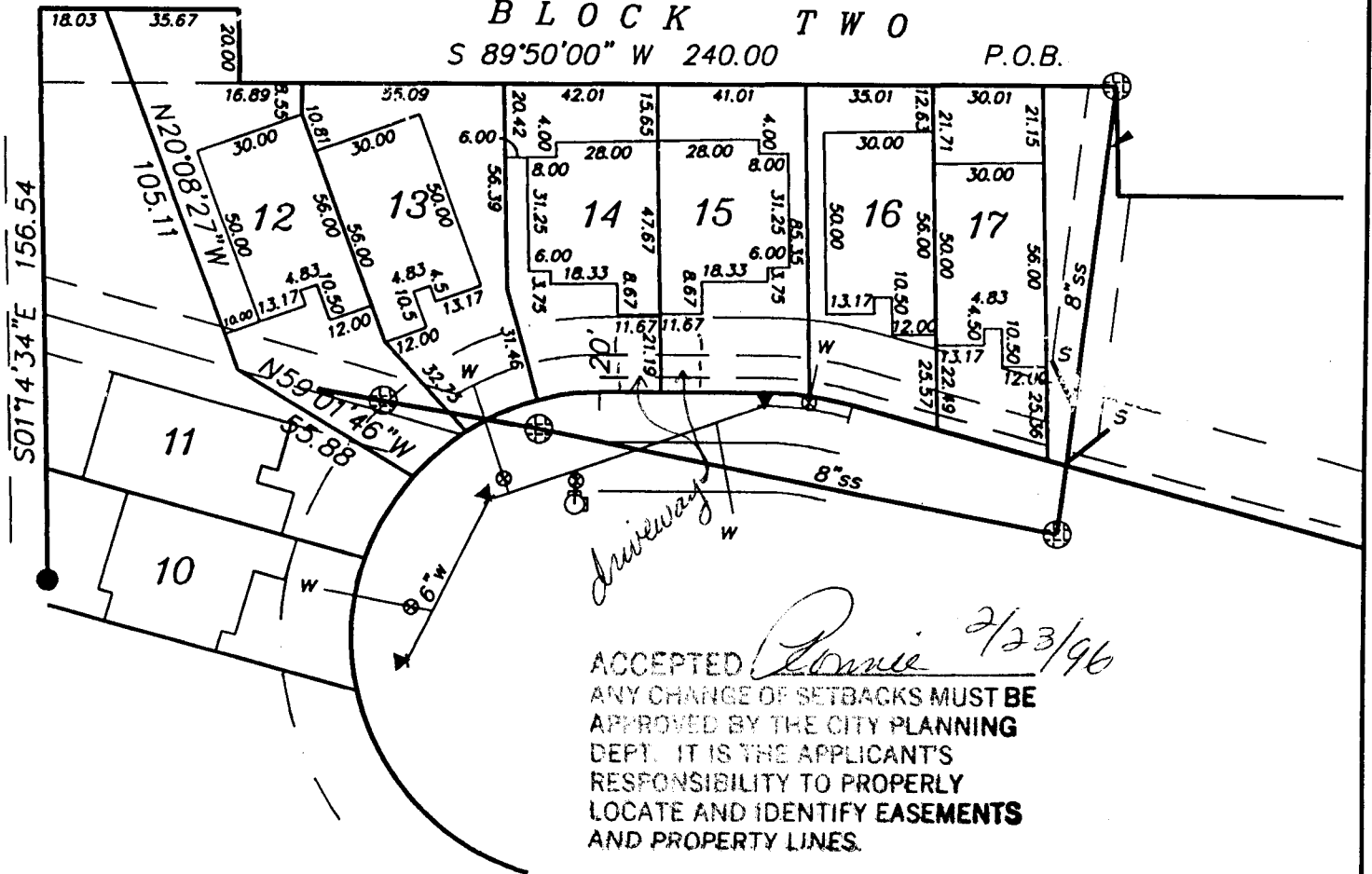
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

3-1-2 23-2

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. K. Kish*  
 2-21-96