

FEE \$ 10.00
TCP \$ 400.00

BLDG PERMIT NO. 55828

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



9009-0095-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2835 "D" 3rd Avenue TAX SCHEDULE NO. 2943-072-29-017
 SUBDIVISION Jolly Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1748
 FILING 3 BLK 2 LOT 17 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER R. L. Dussan NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 640 29th Rd.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT R. L. Dussan USE OF EXISTING BLDGS N/A
 (2) ADDRESS 640 29th Rd. DESCRIPTION OF WORK AND INTENDED USE:
Residence - S/F
 (2) TELEPHONE 245-2300

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'mt _____
 or _____ from center of ROW, whichever is greater
 Side A from PL Rear _____ from PL Special Conditions A minimum 10'
building separation
 Maximum Height _____ 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 R. L. Dussan Date 4/17/96
 Department Approval Gloria Edwards Date 4/22/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9140 - S/F

Utility Accounting Millie Fowler Date 4-22-96

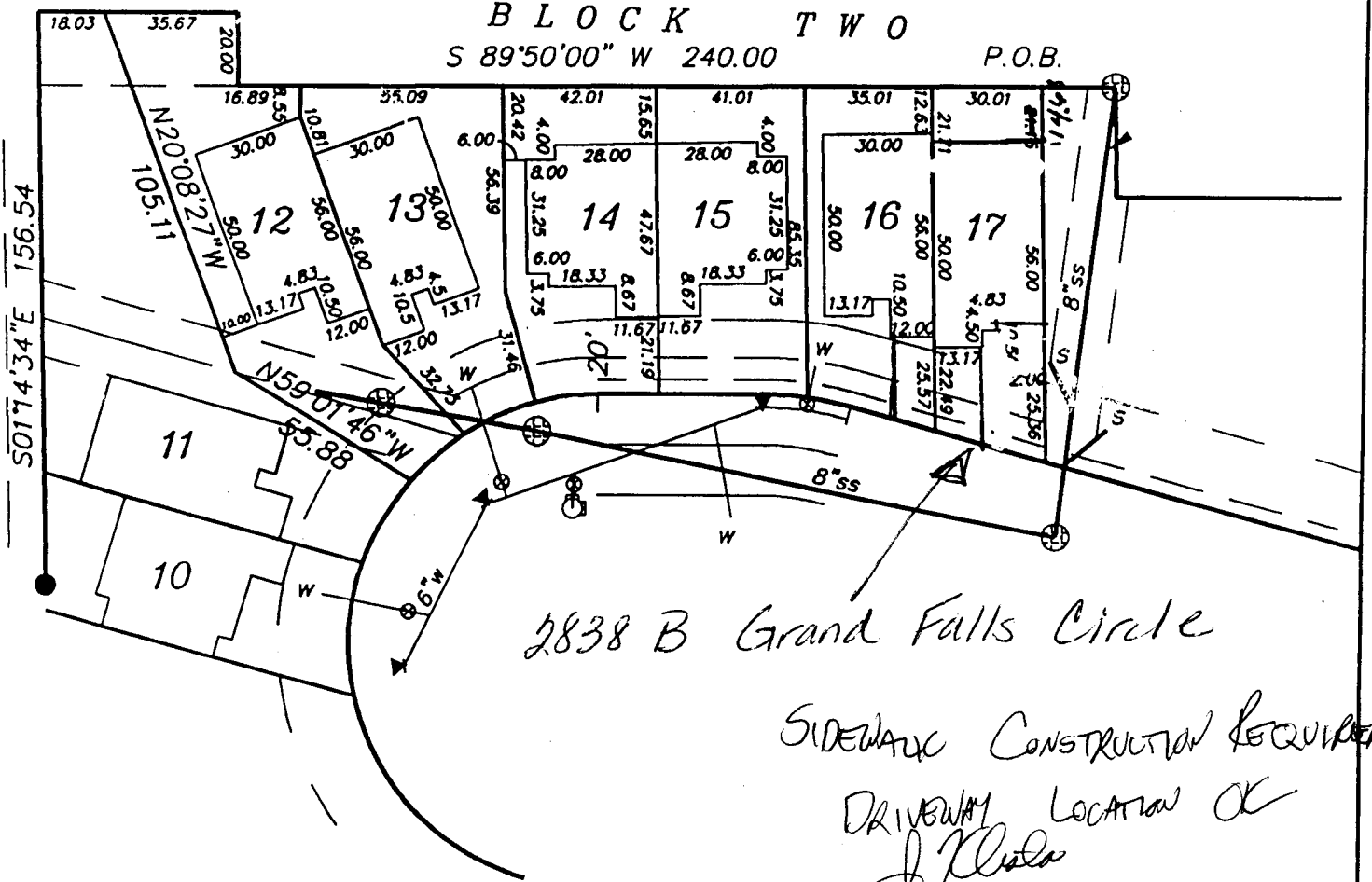
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

692 24-2370

BLOCK TWO
S 89°50'00" W 240.00

P.O.B.



2838 B Grand Falls Circle

SIDEWALK CONSTRUCTION REQUIRED

DRIVEWAY LOCATION OK

J. K. Kula

4-17-96

N

ACCEPTED *Ronnie* 4/22/96
 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.