

FEE \$	10 <sup>00</sup>
TCP \$	-0-

BLDG PERMIT NO.	55826
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>523 Orouse Ct</u>	TAX SCHEDULE NO.	<u>2945-083-22-001</u>
SUBDIVISION	<u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1740</u>
FILING	<u>2</u> BLK <u>3</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>0</u>
(1) OWNER	<u>Darryl Hayden</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>743 Horizon Ct</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-7296</u>	USE OF EXISTING BLDGS	<u>Single Family Res</u>
(2) APPLICANT	<u>Darryl Hayden</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>New</u>
(2) ADDRESS	<u>Same</u>		
(2) TELEPHONE			<u>CONSTRUCTION - SF</u>

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	<u>PR-3.5</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>2</u>
or	<u>✓</u> from center of ROW, whichever is greater	Special Conditions	<u>ACCD approval</u>
Side	<u>10'</u> from PL		<u>required</u>
Rear	<u>20'</u> from PL		
Maximum Height	_____	CENS.T.	<u>14</u> T.ZONE <u>91</u> 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	<u>Darryl Hayden</u>	Date	<u>4-15-96</u>
Department Approval	<u>Marcia Batideaux</u>	Date	<u>4-15-96</u>

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9121

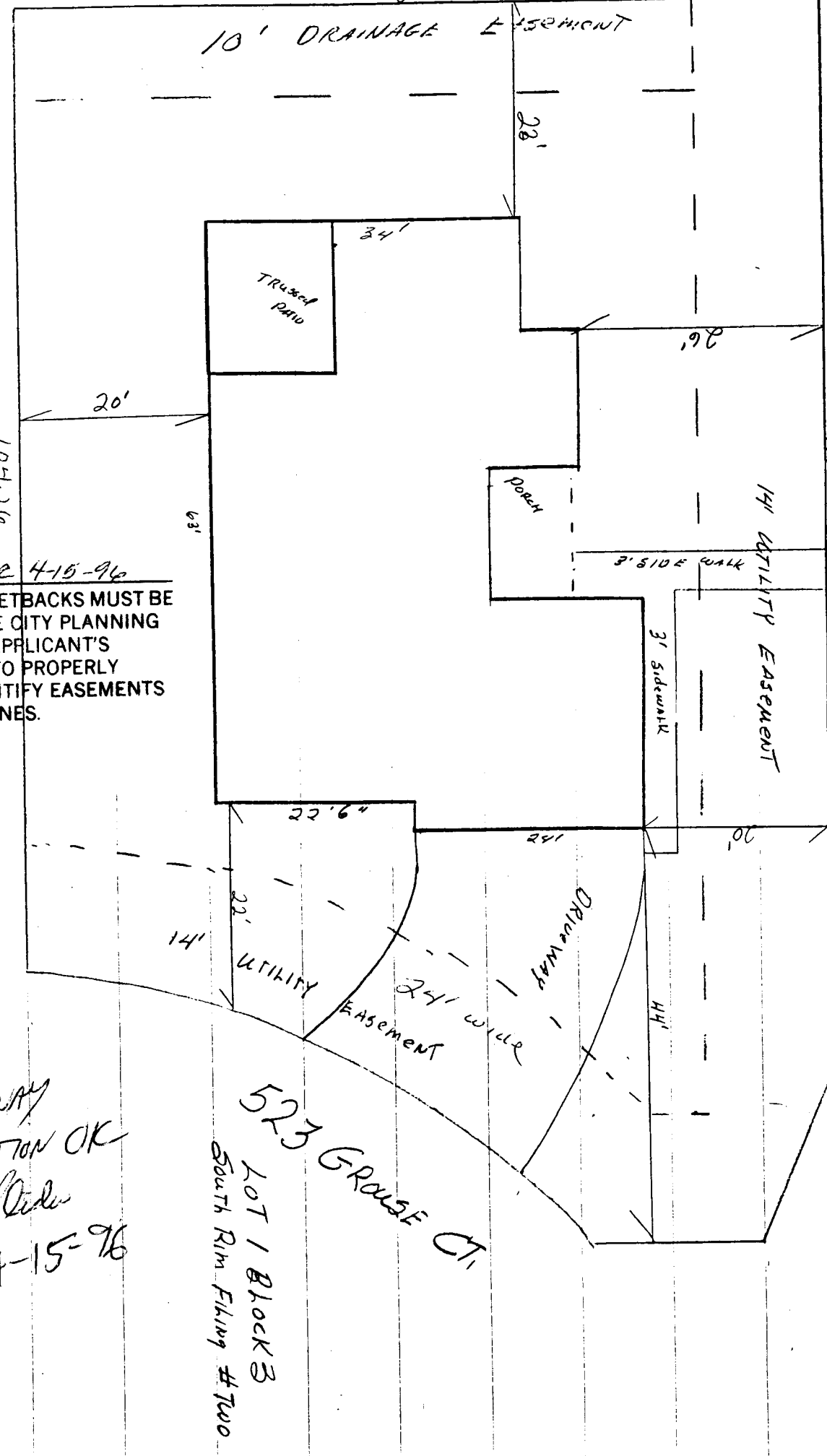
Utility Accounting Chickman Date 4-15-96

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)



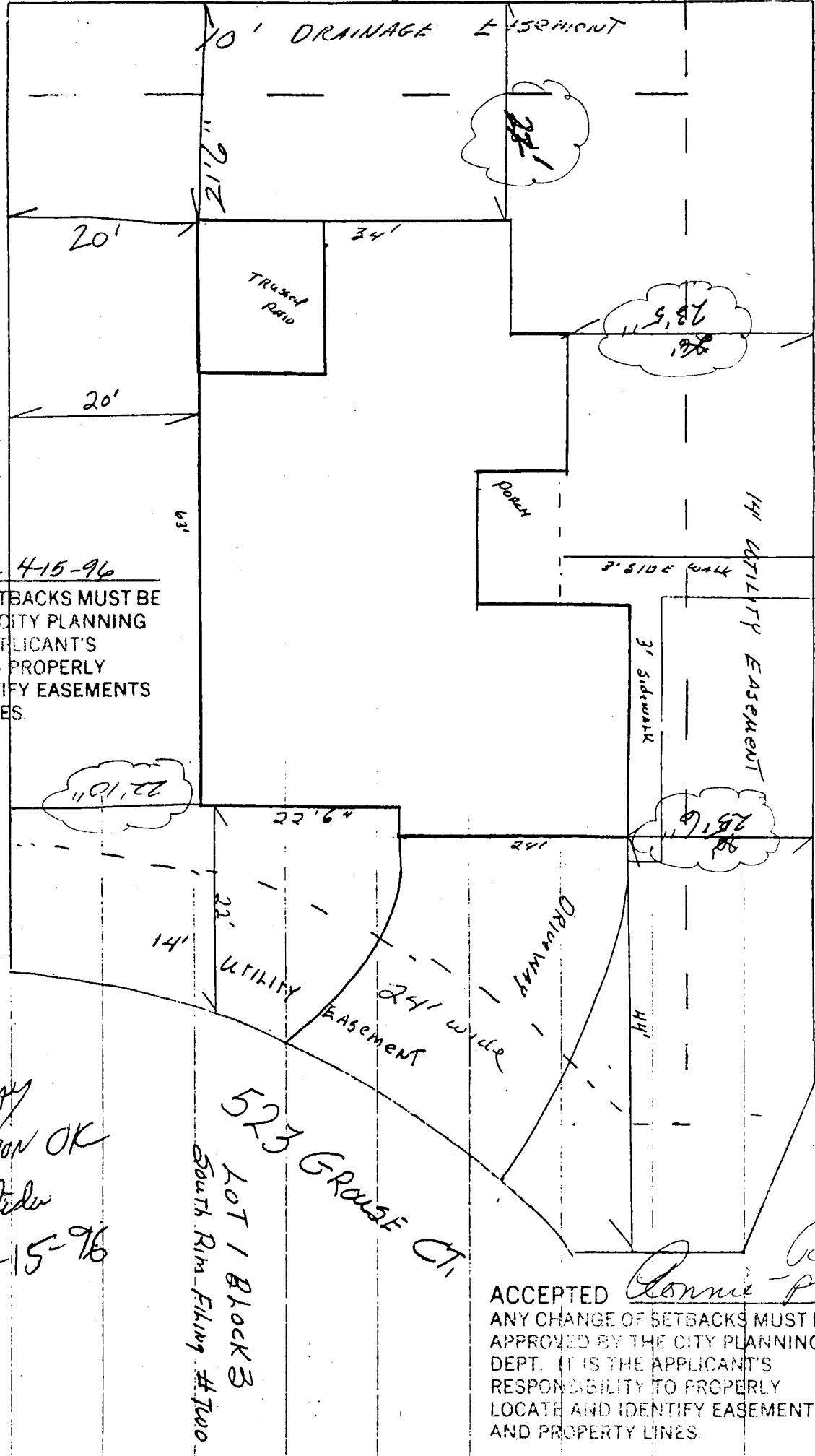
SOUTH RIM DR.



ACCEPTED MC 4-15-96  
 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.

DRIVEWAY  
 LOCATION OK  
*J. K. [Signature]*  
 4-15-96

523 GROUSE CT.  
 LOT 1 BLOCK 3  
 SOUTH RIM FILING # TWO



South Rim Dr.

ACCEPTED MR 4-15-96  
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.

DRIVEWAY  
LOCATION OK  
J. Miller  
4-15-96

523 GROUSE CT.  
LOT 1 BLOCK 3  
South Rim Filing #700

ACCEPTED Connie plan  
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.  
Revised plan okay  
4/25/96