

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55757

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

✓ TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 790 Jordana Rd TAX SCHEDULE NO. 2701-351-56-006
 SUBDIVISION Alpine Meadows 2 Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2650
 FILING Two BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jerry DuCray NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3759 North 15 ct
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jerry DuCray USE OF EXISTING BLDGS New Res
 (2) ADDRESS 3759 North 15 ct DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-9225 New Res

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 FR-4.2 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 10' from PL Rear 20' from PL Special Conditions _____
or easements
 Maximum Height _____ CENS.T. 10 T.ZONE 17 ANNEX# _____

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 Jerry DuCray Date 4/4/96
 Department Approval Bonnie Edwards Date 4/16/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 9122

Utility Accounting attached Date _____

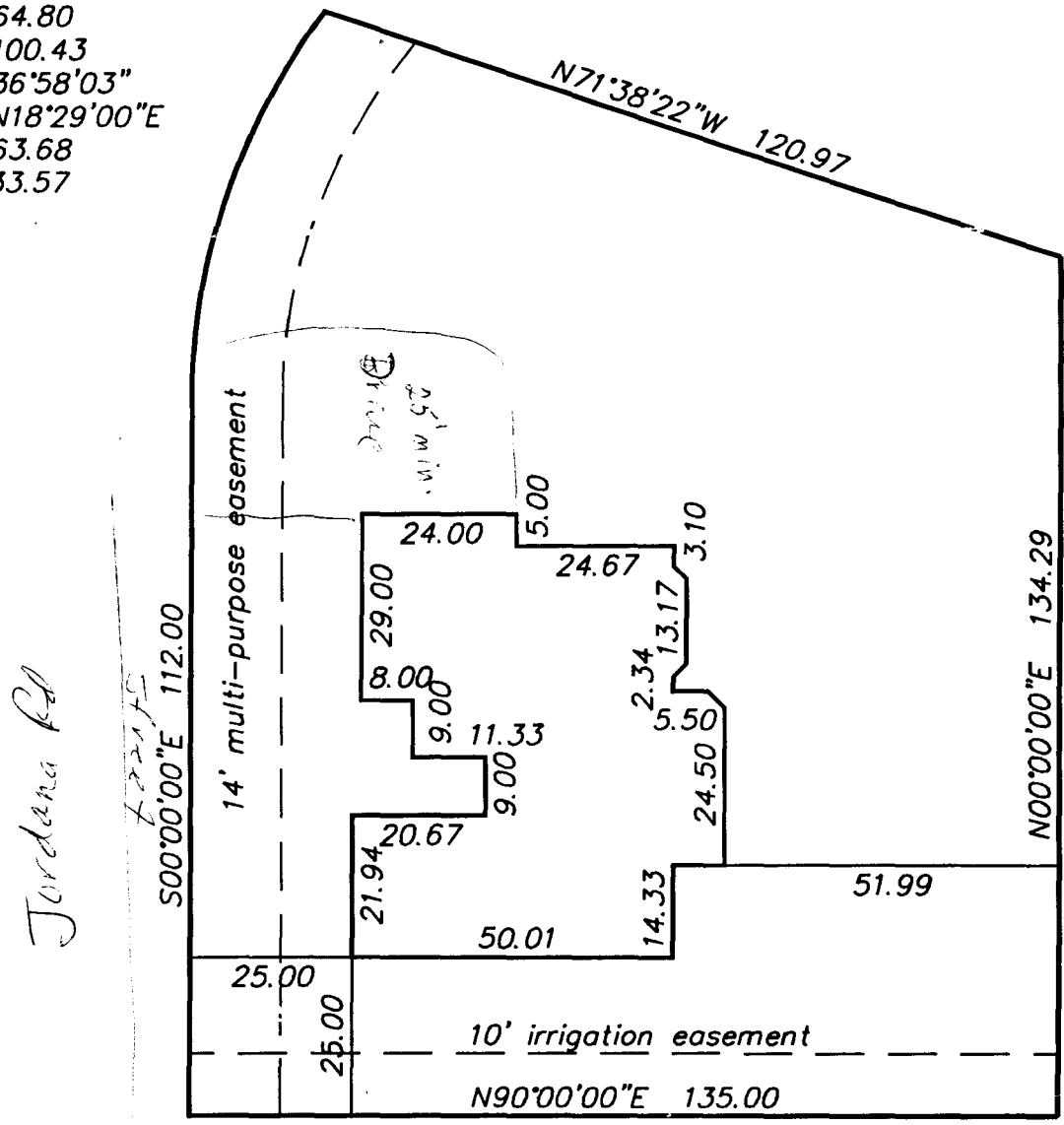
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *Ronnie 4/14/96*
 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.

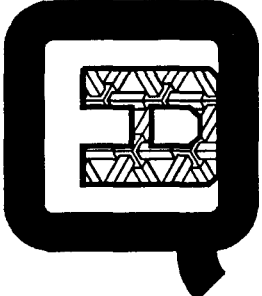
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 B=N18°29'00"E
 C=63.68
 T=33.57



WHERE'S THE STREET? *along*
 WHERE'S THE DRIVEWAY? *along*

DRIVEWAY
 LOCATION OK
J. Klesla
 4-16-96

770 Jordana Rd.

BUILDING LAYOUT		
ON LOT 6 ALPINE MEADOWS 2 SUB.		
FOR: DUCRAY	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: N/A/
SCALE: 1"IN = 30'FT		DRAWN BY: MEM
DATE: 3/27/96		ACAD ID: DUCRAY
		SHEET NO.
		FILE: 96087.3