

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 56090
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3013-0030-02-3

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>556 PRINCESS STR.</u>	TAX SCHEDULE NO. <u>2943-072-11-003</u>
SUBDIVISION <u>PRINCESS SUB.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING <u>—</u> BLK <u>2</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>1400<sup>#</sup></u>
(1) OWNER <u>DONALD C. &amp; KATHLEEN L. DAVES</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>556 PRINCESS STR.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-243-8117</u>	USE OF EXISTING BLDGS <u>home</u>
(2) APPLICANT <u>DONALD C. DAVES</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>REPLACE</u>
(2) ADDRESS <u>556 PRINCESS STR.</u>	<u>GARAGE DOOR WITH WALL, DOOR AND WINDOW</u>
(2) TELEPHONE <u>970-243-8117</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>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>4'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>6</u> T.ZONE <u>28</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>Donald C. Davis</u>	Date <u>5/13/96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>5/13/96</u>

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

Utility Accounting <u>Attendants</u>	Date <u>5-13-96</u>
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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)

FEE \$	10 <sup>00</sup>
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 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 556 PRINCESS STR. TAX SCHEDULE NO. 2943-072-11-003

SUBDIVISION PRINCESS SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING — BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1400<sup>#</sup>

(1) OWNER DONALD C. & KATHLEEN L. DAVES NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 556 PRINCESS STR. NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT DONALD C. DAVES USE OF EXISTING BLDGS home

(2) ADDRESS 556 PRINCESS STR. DESCRIPTION OF WORK AND INTENDED USE: REPLACE

(2) TELEPHONE 970-243-8117 GARAGE DOOR WITH WALL, DOOR AND WINDOW

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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 4' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENS.T. 6 T.ZONE 28 ANN# \_\_\_\_\_

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Applicant Signature Donald C. Davis Date 5/13/96

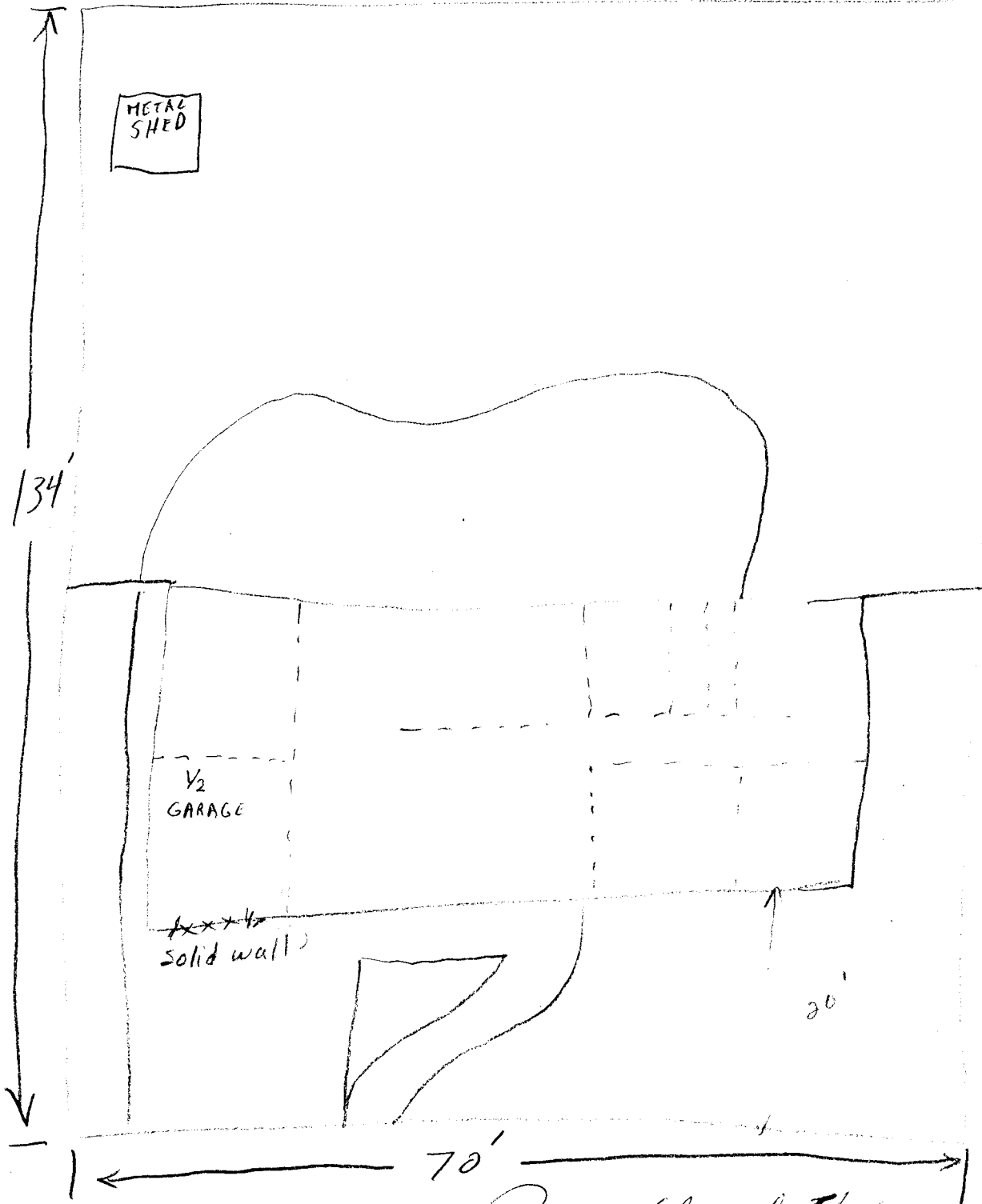
Department Approval Ronnie Edwards Date 5/13/96

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

Utility Accounting Attendants Date 5-13-96

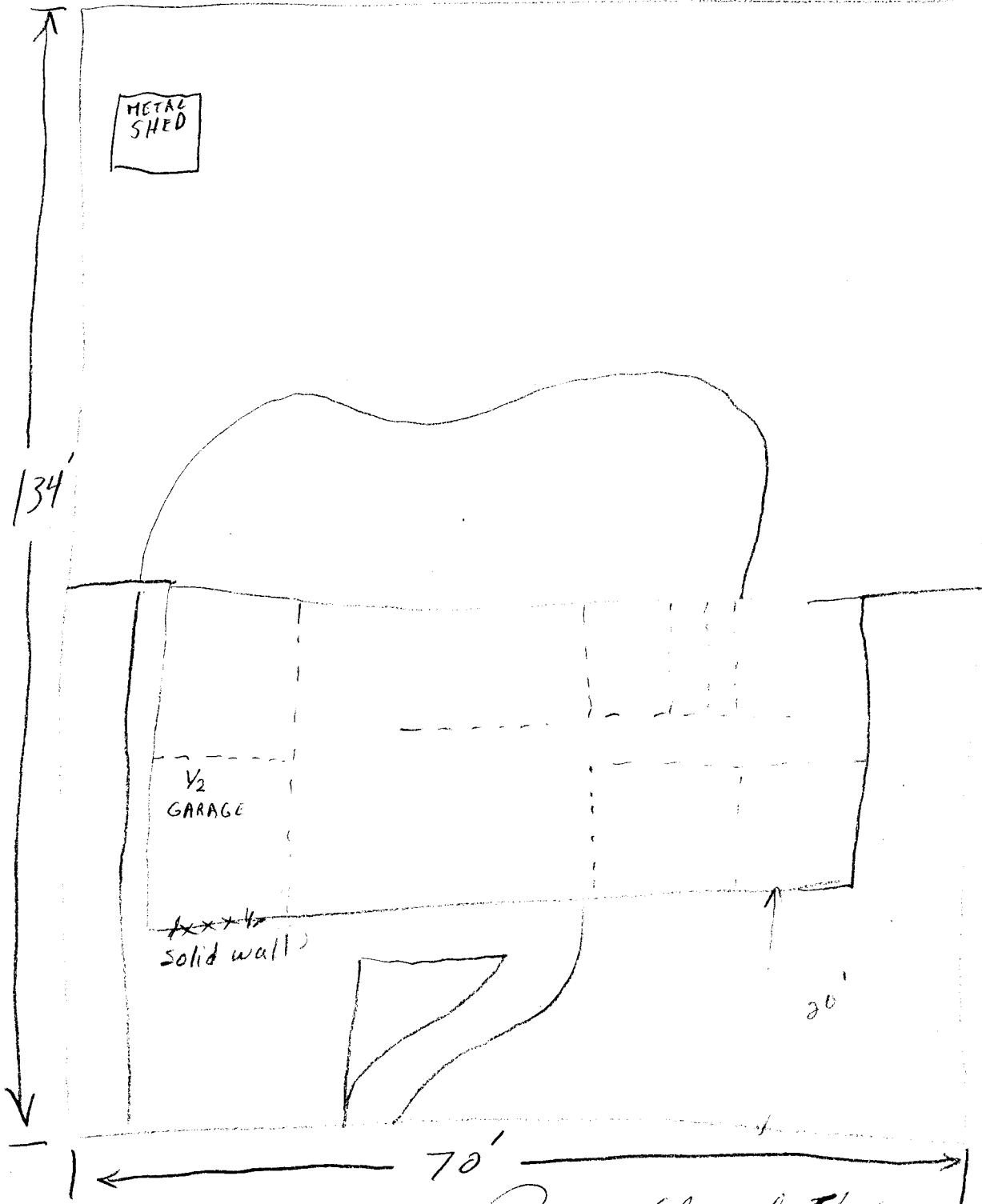
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(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



556 Princess St.

ACCEPTED *Ronnie Edwards* 5/13/96  
 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.



556 Princess St.

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