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BLDG PERMIT NO. 55107

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3520 Senna Way TAX SCHEDULE NO. 2945-011-30-004

SUBDIVISION SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 992

FILING SIX BLK 14 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2,500

(1) OWNER Beverly E. DeGooyer 1987 Trust NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3520 Senna Way NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-6065 USE OF EXISTING BLDGS Residential

(2) APPLICANT B. Ray DeGooyer DESCRIPTION OF WORK AND INTENDED USE: Addition of

(2) ADDRESS 3520 Senna Way Family Room, Hobby Room and Storage Room

(2) TELEPHONE 241-6065

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 R8F-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions ACCO Approved
Req'd-

Maximum Height 32' CENS.T. 10 T.ZONE 21 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 B. Ray DeGooyer Date 2/20/96

Department Approval Ponnie Edwards Date 2/20/96

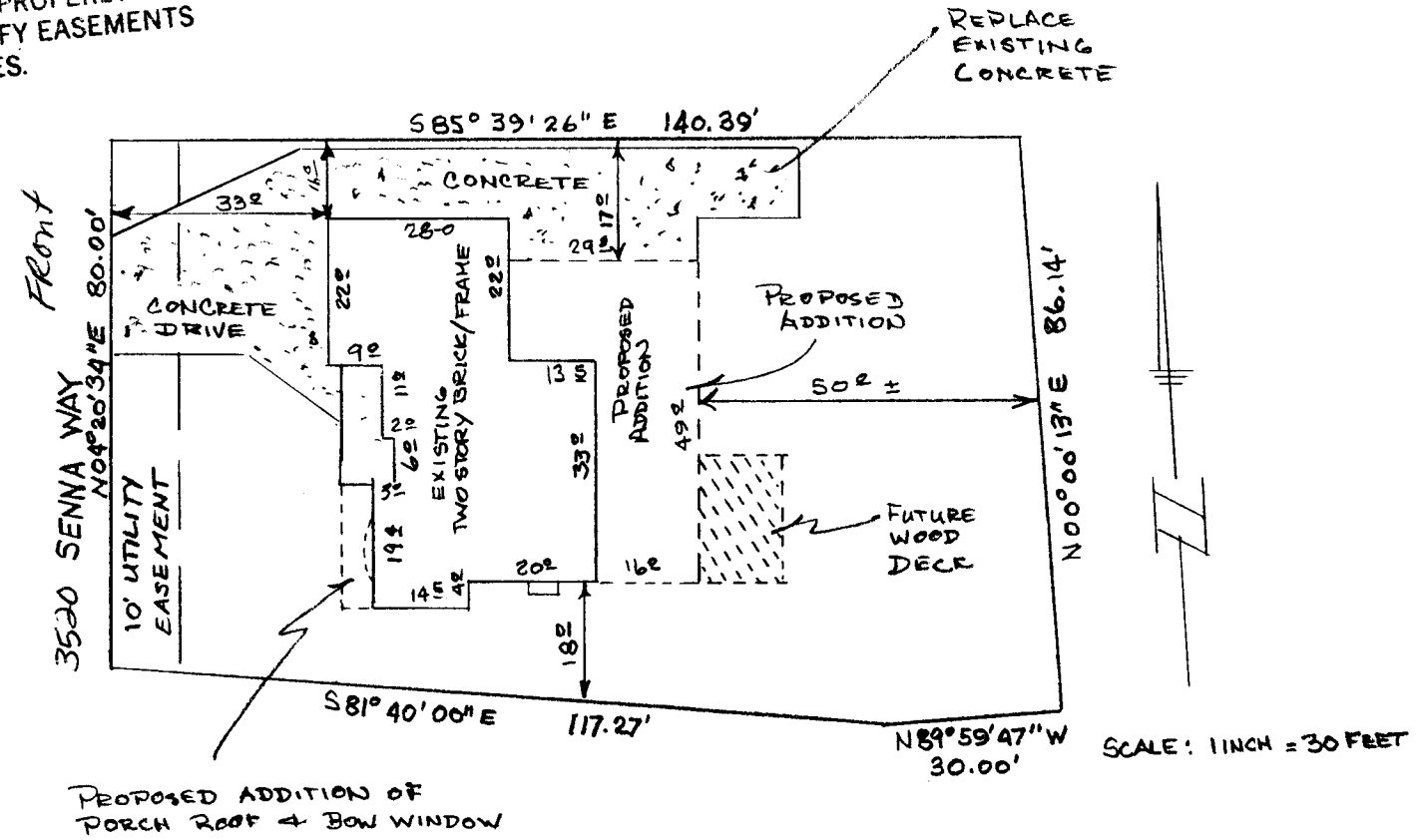
Additional water and/or sewer tap fee(s) are required: YES ___ NO X W/O No. 3022-2750-07-4

Utility Accounting Richardson Date 2-20-96

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)

ACCEPTED *DRG 2/20/96*
 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.



BASIC PLOT PLAN - 3520 SENNA WAY		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY BRD
DATE: 10-29-95		REVISED
3520 SENNA WAY		
GRAND JUNCTION CO.	DRAWING NUMBER	