FEE \$	100
TCP\$	0

BLDG PERMIT NO. 59443

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



## ™ THIS SECTION TO BE COMPLETED BY APPLICANT ™

BLDG ADDRESS 100 Duranuda Ct	TAX SCHEDULE NO. 2701-264-29-002	
SUBDIVISION Paradise Carnos	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 25/9	
FILING BLK LOT Z	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Robert & James	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 1090 29/2 Rd.	NO. OF BLDGS ON PARCEL	
(1) TELEPHONE 242 - 2300	BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT Darsey Bulder	USE OF EXISTING BLDGS NA	
(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE: Residence	
(2) TELEPHONE		
	r, showing all existing and proposed structure location(s), parking, perty, and all easements and rights-of-way which abut the parcel.	
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿	
zoneRSF-4	Maximum coverage of lot by structures359v	
SETBACKS: Front from property line (PL)	Parking Req'mt	
or 45 from center of ROW, whichever is greater	Special Conditions	
Side from PL Rear from F	PL	
Maximum Height	census tract $16$ traffic zone $13$	
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 Kassen	Date Murch 13-97	
Department Approval Marcia Rabide	Date 3-13-97	
Additional water and/or sewer tap tee(s) are required: YES NO W/O No		
Utility Accounting L. (dans)	Date 3-13-97	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pink	: Building Department) (Goldenrod: Utility Accounting)	