

FEE \$	10 ⁻
TCP \$	0 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 121901

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2029 7³/₄ Rd. TAX SCHEDULE NO. 2947-152-00-014
 SUBDIVISION Independent Parcel SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2040^{sq}
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER R Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 29¹/₂ Rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-6464
 USE OF EXISTING BLDGS N/A
 (2) APPLICANT R Dussay
 DESCRIPTION OF WORK AND INTENDED USE: Residence
 (2) ADDRESS 690 29¹/₂ Rd.
 (2) TELEPHONE 260-6464

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR2.4 Maximum coverage of lot by structures 6000^{sq}
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 1402 TRAFFIC 88 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 R Dussay Date 8/8/97
 Department Approval Ronnie Edwards Date 9/8/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10526
 Utility Accounting CM Cole Date 9/8/97

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)

PAID
 SEP 8 1997
 CIA

24'

83'

ACCEPTED *P. S. [Signature]* 9/8/97
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.

36'

46'

PATIO

162'

136'

28'

70'

30'



Driveway location
OK per KA -
see attached p84

Driveway

30'

2029 F3/4 Rd '04'

20'

BL. 1
LOT 2
Fig 1
Independence Ranch

Revised

See attached
how was
slipped

Independence Ranch
136'

DRIVEWAY LOCATION
O.K. DL Askew 9/4/97

