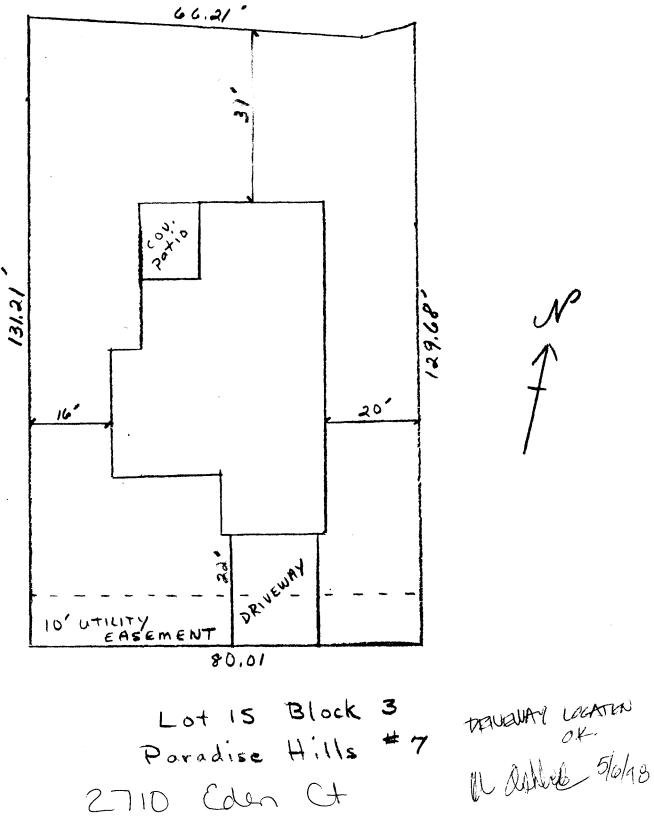
Planning \$ 10, Drainage \$	BLDG PERMIT NO. 0.5125
TCP \$ 425. School Impact \$	
(site-plan-review; multi-family-development; men-residential-development) Grand Junction Community Development Department	
	TAX SCHEDULE NO. 2701 - 253 - 07 -015
SUBDIVISION Paradise Hills	SQ. FT. OF PROPOSED BLDG(S)/ADDITION $1168$
FILING <u>#7</u> BLK <u>3</u> LOT <u>15</u>	SQ. FT. OF EXISTING BLDG(S)
() OWNER J.P. White lenst.	NO. OF DWELLING UNITS
"ADDRESS 3061 Avalon Ct.	BEFORE:OAFTER: CONSTRUCTION
1) TELEPHONE 434-5067	NO. OF BLDGS ON PARCEL BEFORE:AFTER: CONSTRUCTION
(2) APPLICANT Dorlena White	USE OF ALL EXISTING BLDGS
(2) ADDRESS same as above.	DESCRIPTION OF WORK & INTENDED USE: SFH
<sup>(2)</sup> TELEPHONE <u>Same</u> as above	
	(Submittel Standarda for Improvements and Development) desument
	(Submittal Standards for Improvements and Development) document.
ZONE <u>FSF-5</u>	Landscaping / Screening Required: YES NO
SETBACKS: Front 20 from Property Line (PL)	) or Parking Req'mt
<u><math>45^{\prime}</math></u> from center of ROW, whichever is greater	Special Conditions:
Side <u>5</u> from PL Rear <u>25</u> from P	L
Maximum Height32 Maximum coverage of lot by structures35**/	Cenusus Tract Traffic Zone Annx #
	proved, in writing, by the Community Development Department Director.
	be occupied until a final inspection has been completed and a Certificate partment (Section 307, Uniform Building Code). Required improvements
in the public right-of-way must be guaranteed prior to	b issuance of a Planning Clearance. All other required site improvements
	of a Certificate of Occupancy. Any landscaping required by this permit
unhealthy condition is required by the G.J. Zoning a	ndition. The replacement of any vegetation materials that die or are in an and Development Code.
Four (4) sets of final construction drawings must be s Clearance. One stamped set must be available on	submitted and stamped by City Engineering prior to issuing the Planning the job site at all times.
I hereby acknowledge that I have read this applicatio	n and the information is correct; I agree to comply with any and all codes,
ordinances, laws, regulations, or restrictions which a action, which may include but not necessarily be lin	pply to the project. I understand that failure to comply shall result in legal nited to non-use of the building(s).
$\wedge$ $0 <$	Data Date 5-6-98
Applicant's Signature	$ \int dd = i \int ds$
Department Approval	<u> <i>Lelle</i>     Date <u>3-18-78</u> </u>
Additional water and/or any or to factor	ed YES NO W/O No// 3// TR 85
Additional water and/or sewer tap fee(s) are require	
Utility Accounting	Date <u>5-18-98</u> ANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ACCEPTED <u>SLC5-18-98</u> 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.



2710 Cden Ct