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|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 292 ⁰⁰ |



BLDG PERMIT NO. 62413

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2041 7³/₄ Rd. TAX SCHEDULE NO. 2947-152-30-009

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1960

FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Darwin Blyds NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 690 29¹/₂ Rd

(1) TELEPHONE 249-6464 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT R. Dausy USE OF EXISTING BLDGS NA

(2) ADDRESS 690 29¹/₂ Rd. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE " " Residence

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 PR 2.4 Maximum coverage of lot by structures 6000 sqft

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 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 R. Dausy Date 3/19/98

Department Approval Ponnie Edwards Date 3/23/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11084

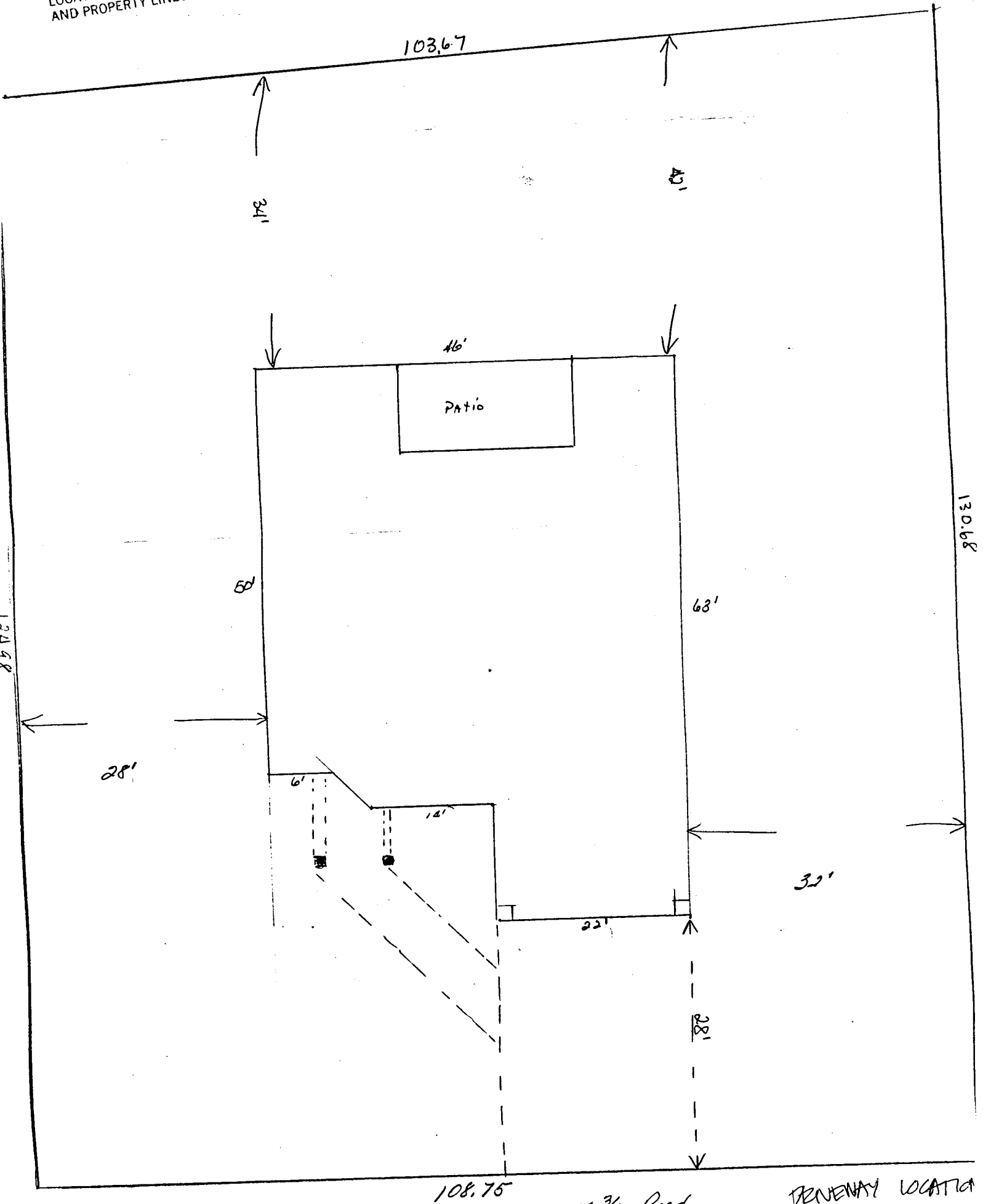
Utility Accounting Jacyn Shaffer Date 3/23/98

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 *Ronnie* 3/23/98
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.

DORSEY BLYDS L.L.C.
2041 7 3/4 Rd.
Lot # 4 BL # 1
Filing # 2

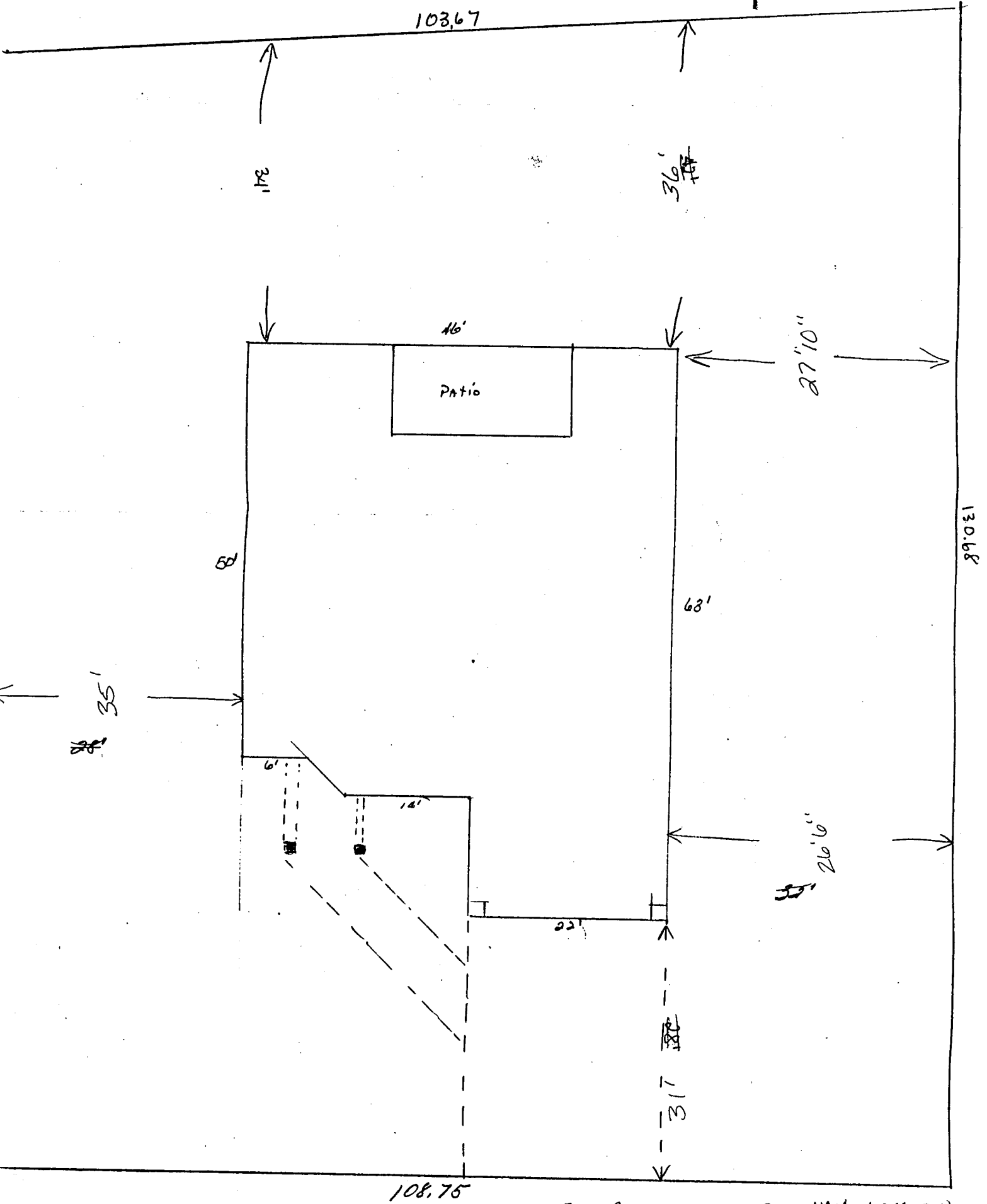


DRIVEWAY LOCATION
OK.
W. DeWade
3/23/98

ACCEPTED *Ronnie* 3/23/98
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.

DORSEY BLYDS L.L.C.
2041 7 3/4 Rd.
Lot # 4 BL. # 1
Filing # 2

Amended
ACCEPTED SLC 3.30.98
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.



7 3/4 Road

DRIVEWAY LOCATION
OK.
W. [Signature]
3/23/98