

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50634

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

3021-

BLDG ADDRESS 2698 Kimberly

TAX SCHEDULE NO. 2701-354-28-001

SUBDIVISION Bella Vista Sub

SQ. FT. OF PROPOSED BLDG(S) ADDITION 2000 FT

FILING BLK 2 LOT 1

SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Don Hickman

NO. OF DWELLING UNITS BEFORE: N/A AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2641 Chestnut Dr

NO. OF BLDGS ON PARCEL BEFORE:        AFTER:        THIS CONSTRUCTION

(1) TELEPHONE 241-1050

USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME

DESCRIPTION OF WORK AND INTENDED USE: new home

(2) ADDRESS SAME

(2) TELEPHONE       

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 RSF-2

Maximum coverage of lot by structures       

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

Parking Req'mt       

Side 15' from PL Rear 30' from PL

Special Conditions 75' for @ ROW - on 27 Rd.

Maximum Height 32'

CENSUS TRACT        TRAFFIC ZONE       

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 [Signature]

Date Dec 2-94

Department Approval [Signature]

Date 12-2-94

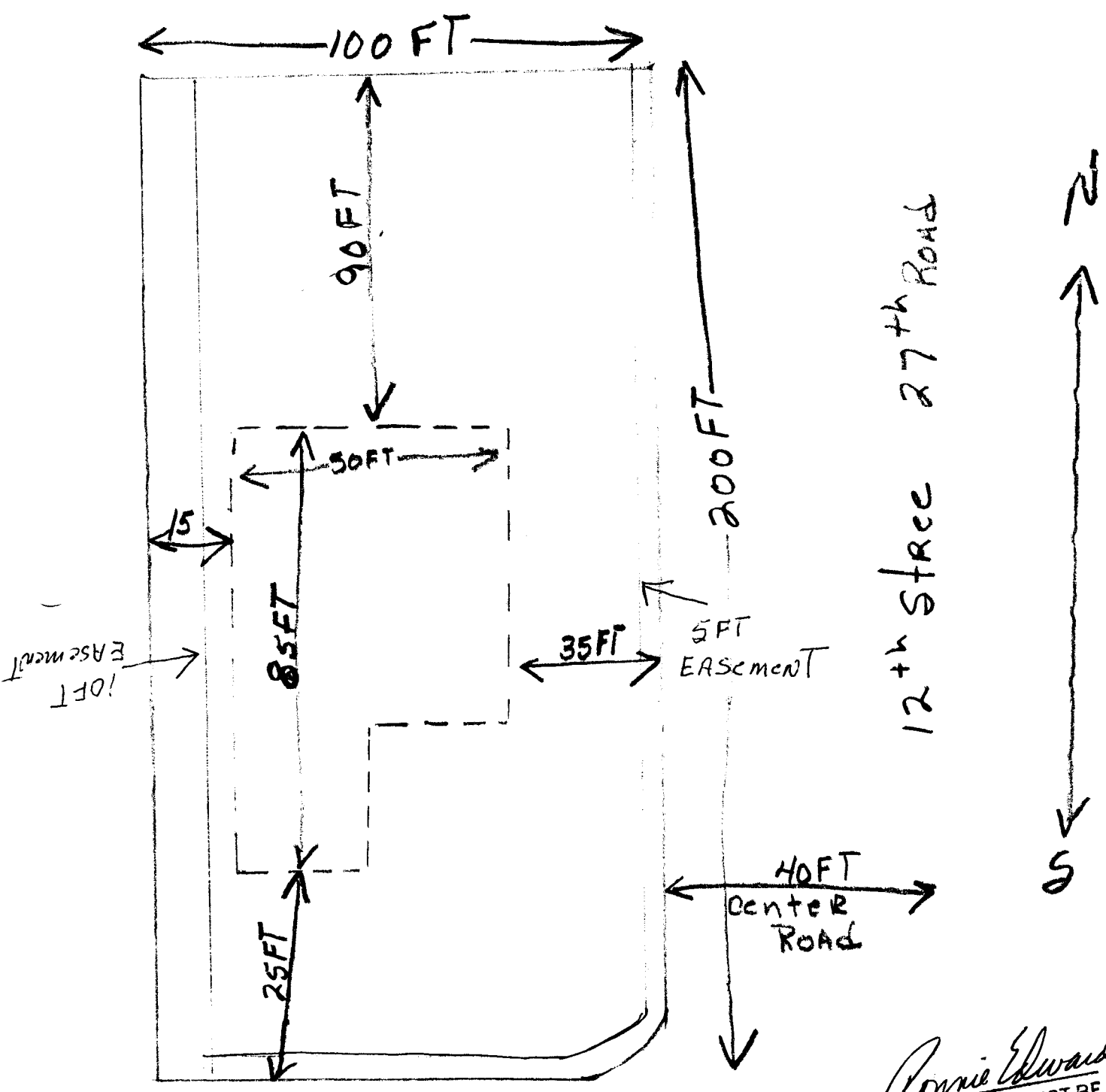
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 7991- S/F

Utility Accounting Millie Fowler

Date 12-2-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Kimberly  
2698 (Front)

ACCEPTED *Ronnie Edwards* 12/2/24  
 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.