

FEE \$

BLDG PERMIT NO. 49240

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2010-02-8



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2013 Overlook Dr TAX SCHEDULE NO. 2945-101-09-006
 SUBDIVISION Pimona View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 580
 FILING _____ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 457
 (1) OWNER Verna & Diana Smith NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2013 Overlook Dr
 (1) TELEPHONE (303) 243-5827 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Verna Smith USE OF EXISTING BLDGS residential
 (2) ADDRESS 2013 Overlook DESCRIPTION OF WORK AND INTENDED USE: enlarge
 (2) TELEPHONE (303) 243-5827 enclose carpet

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 30' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 10

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).

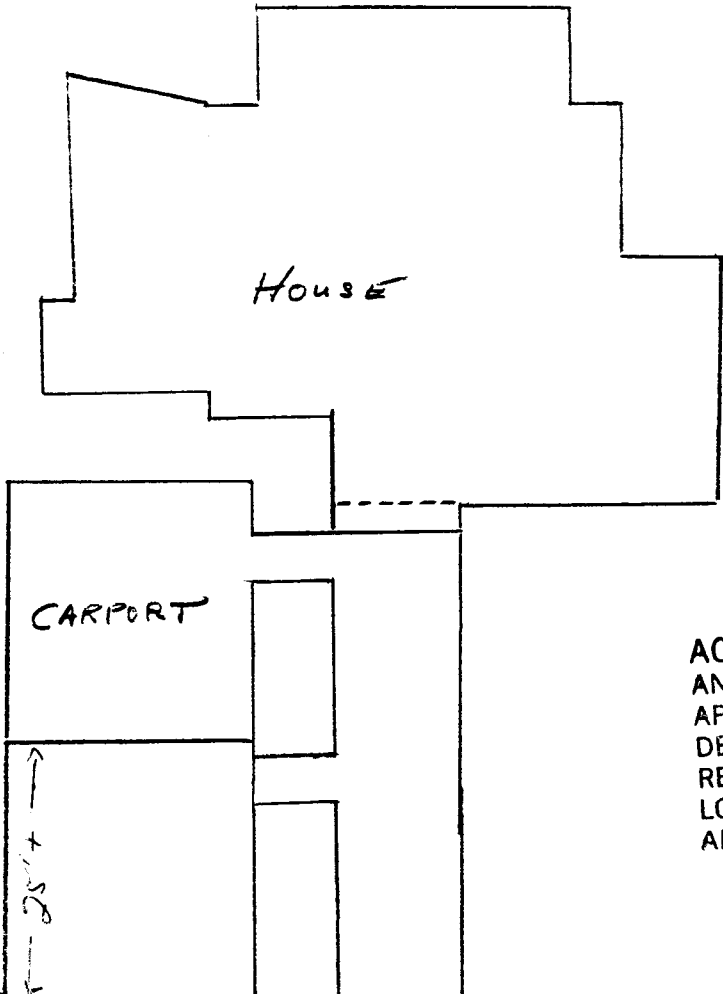
Applicant Signature [Signature] Date 7-11-94
 Department Approval [Signature] Date 7-11-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Millie Fowler Date 7-11-94
no change in use

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)

EXISTING



House

CARPORT

1.5 SC

10'

OVERLOOK DRIVE

ACCEPTED MP 7-11-94
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.