

FEE \$ 10⁰⁰

BLDG PERMIT NO. 53862

TCP # 500

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

LPC
LHP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722 Pacific TAX SCHEDULE NO. 2701-354-28-005
 SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Dow Hickman NO. OF DWELLING UNITS BEFORE: X AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2641 Chestnut
 (1) TELEPHONE 241 1050 NO. OF BLDGS ON PARCEL BEFORE: X AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS NONE
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) TELEPHONE SAME

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 25%
 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 _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 17

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 Oct 19-95
 Department Approval [Signature] Date 10/19/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8685

Utility Accounting [Signature] Date 10/19/95

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)

720 PACIFIC DR
60 FT
100.9 FT
25 FT

89.93 FT

New Home

30 FT

204 FT

N

S

162.8

ACCEPTED Ronnie 10/19/95
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.