

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO 57234

PLANNING CLEARANCE

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

YCP 5

3021-2300-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 707 27 ROAD TAX SCHEDULE NO. 2701-354-29-007
SUBDIVISION BELLA VISTA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2504
FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER MILESTONE CORP NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 193 27 ROAD NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE 245-9814 USE OF EXISTING BLDGS _____
(2) APPLICANT JEFF WILKINSON DESCRIPTION OF WORK AND INTENDED USE: SFD
(2) ADDRESS 3694 F, PALISADE (2) TELEPHONE 461-0618 250-4554

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-4 Maximum coverage of lot by structures 3570
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 65' from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
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 8-15-96

Department Approval [Signature] Date 8/21/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9443-S/F

Utility Accounting [Signature] Date 8-21-96

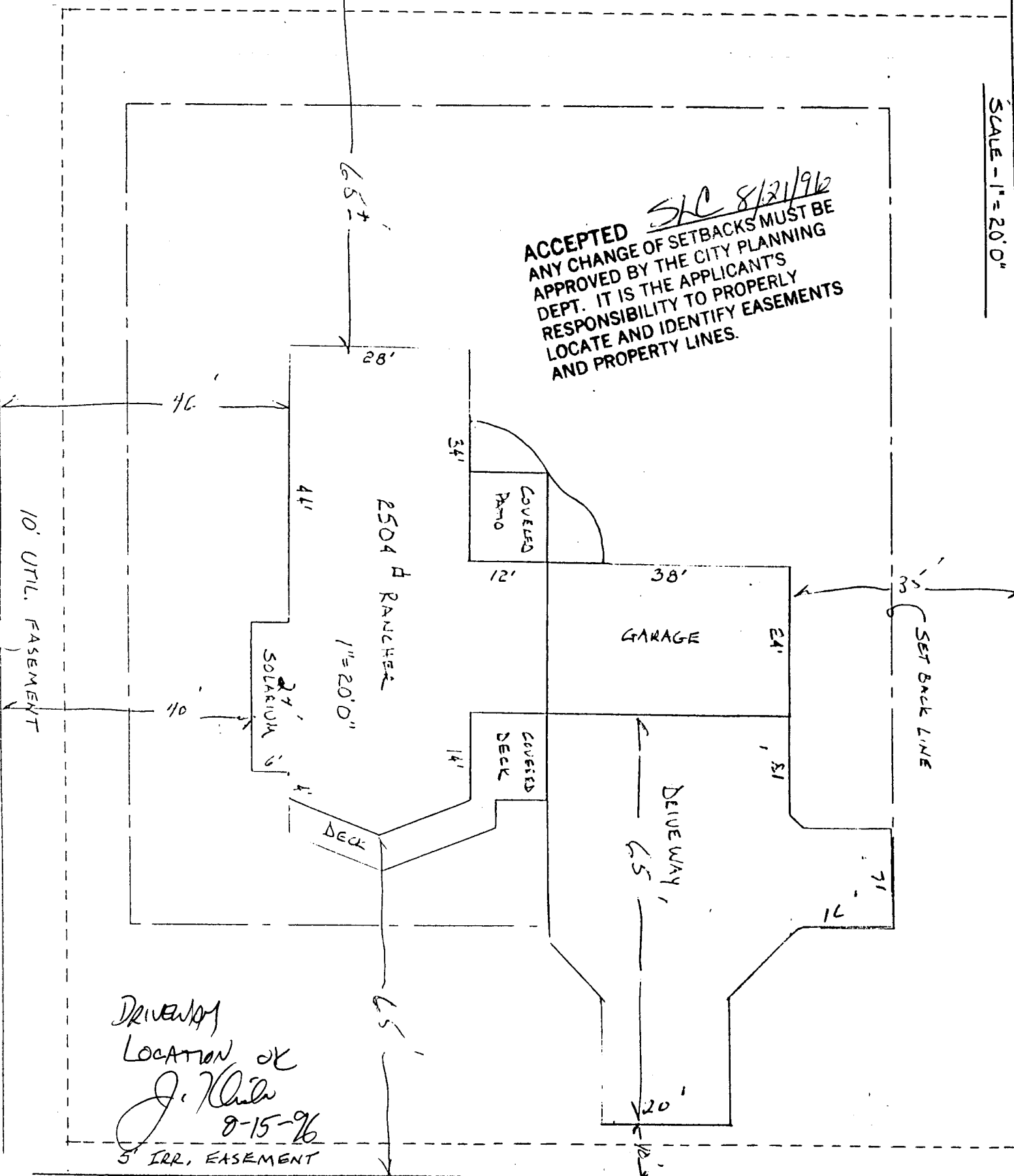
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

10' UTIL. EASEMENT

SCALE - 1" = 20' 0"

ACCEPTED *SLC 8/21/96*
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.



DRIVEWAY LOCATION OK
J. Clark
9-15-96
5' IRR. EASEMENT

707 - 27 ROAD

NORTH