

FEE \$ 10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 57724

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



3021-2000-043

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 723 PACIFIC DR. G.J. TAX SCHEDULE NO. 2701-359-27-004
 SUBDIVISION BELLA VISTA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 350
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2400 +/-
 (1) OWNER RUSS GILLIS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 723 PACIFIC DR. G.J.
 (1) TELEPHONE 291-5181 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WEBER BUILD. CO. USE OF EXISTING BLDGS S.F.A.
 (2) ADDRESS 6800 BERDEN MESA RD ^{WHITE MOUNTAIN CO} DESCRIPTION OF WORK AND INTENDED USE: BATH EXPANSION,
ADD SUNROOM - ADD BFR. RM.
 (2) TELEPHONE 245-1982

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) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 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 9-13-96
 Department Approval [Signature] Date 9/13/96

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

Utility Accounting [Signature] Date 9/13/96

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)

