

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57362

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

✓
UTP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 724 Pacific Dr TAX SCHEDULE NO. 2701-354-28-004
SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2330 11
FILING 1st Add BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Don Hickman NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 2641 Chestnut Dr
(1) TELEPHONE (241-1050)(250-0303) NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Athru 2 USE OF EXISTING BLDGS _____
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ NEW HOME

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 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
75' on 27 Rd Special Conditions _____
Side 15' from PL Rear 30' from PL
Maximum Height 32'
CENS.T. 10 T.ZONE 17 ANN# _____

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 Don Hickman Date 8-27-96
Department Approval Antonia Costello Date 8-28-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9464
Utility Accounting Ch Marshall-Cole Date 8/28/96

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

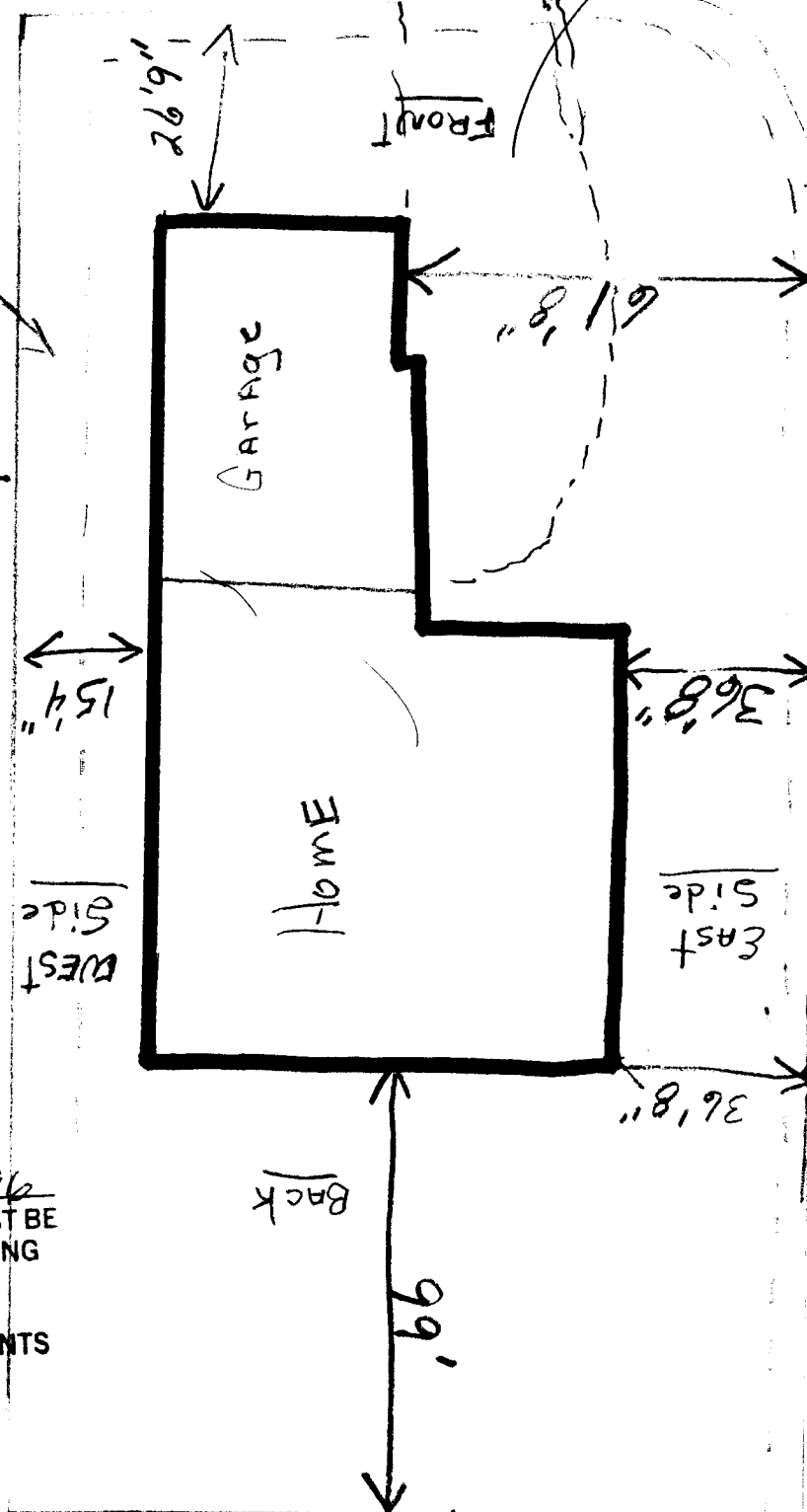
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PACIFIC DR.

DRIVEWAY LOCATION OR J. P. ... 8-27-96

5 FT EASEMENT

10 FT EASEMENT



27 ROAD

Center Road

ACCEPTED S/C 8/28/96
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.

(724 PACIFIC)
JOB ADDRESS

