

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	-



BLDG PERMIT NO. 61980

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 796 JORDANNA TAX SCHEDULE NO. 2701-351-56-004

SUBDIVISION ALPINE MEADOWS II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2250

FILING II BLK — LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER RICHARD MOWER NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS \_\_\_\_\_

(1) TELEPHONE 241-3201 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT GREGORY J TOFFI USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2720 EDEN CI DESCRIPTION OF WORK AND INTENDED USE: BUILD

(2) TELEPHONE 243-1351 SINGLE FAMILY HOME

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 4.2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 16 TRAFFIC 13 ANNEX# \_\_\_\_\_

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 8/26/97

Department Approval Ronnie Edwards Date 8/27/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 81876

Utility Accounting [Signature] Date 8/27/97

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)

172/2

35' easement

21/15

8/27/97

*Connie Edwards*

ACCEPTED 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.

3.

DRIVEWAY

22'

10' (MINIMUM) STREET

21' (a)

21' Easement

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY:
DATE:		
DRAWING NUMBER:		

Lot 4  
Marie Memonius II  
796 Jordanville

DRIVENWAY LOCATION  
O.K. *KE Ashbeck*  
8/27/97