

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 59029

rcpt 5253

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 603 MEANDER D TAX SCHEDULE NO. 2945-034-38-002
SUBDIVISION JACKSON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5400
FILING 1 BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER BRENT CHRISTENSEN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT KODIAK CUSTOM HOMES USE OF EXISTING BLDGS HOMES
(2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 242-0407 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-4 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
Side 7' from PL Rear 30' from PL Special Conditions _____
Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 19

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 1-31-97

Department Approval [Signature] Date 2/5/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9852

Utility Accounting [Signature] Date 2-5-97

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)

- DISTANCE FROM PROPERTY LINES AT CLOSEST POINTS.

- WIDTH & LOCATION OF DRIVEWAY.

ACCEPTED *KA 2/5/97*
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. M. A.
2-4-97

