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BLDG PERMIT NO. 102103

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

13992-

BLDG ADDRESS 292 Mountain View St. TAX SCHEDULE NO. 2945-251-00-041
Grand Jct. CO 81503

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1026.4~~ 488

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1026.4, house + approx 374 garage

(1) OWNER Ronald & Barbara Reeves NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 292 Mountain View St. NO. OF BLDGS ON PARCEL
Grand Jct. CO. 81503 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-243-4957 USE OF EXISTING BLDGS Living & Garage

(2) APPLICANT Ronald & Barbara Reeves DESCRIPTION OF WORK AND INTENDED USE: Add a dining room and master bedroom

(2) ADDRESS Same

(2) TELEPHONE 970-243-4957

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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 13 TRAFFIC 80 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 Barbara Reeves Date 9/18/97

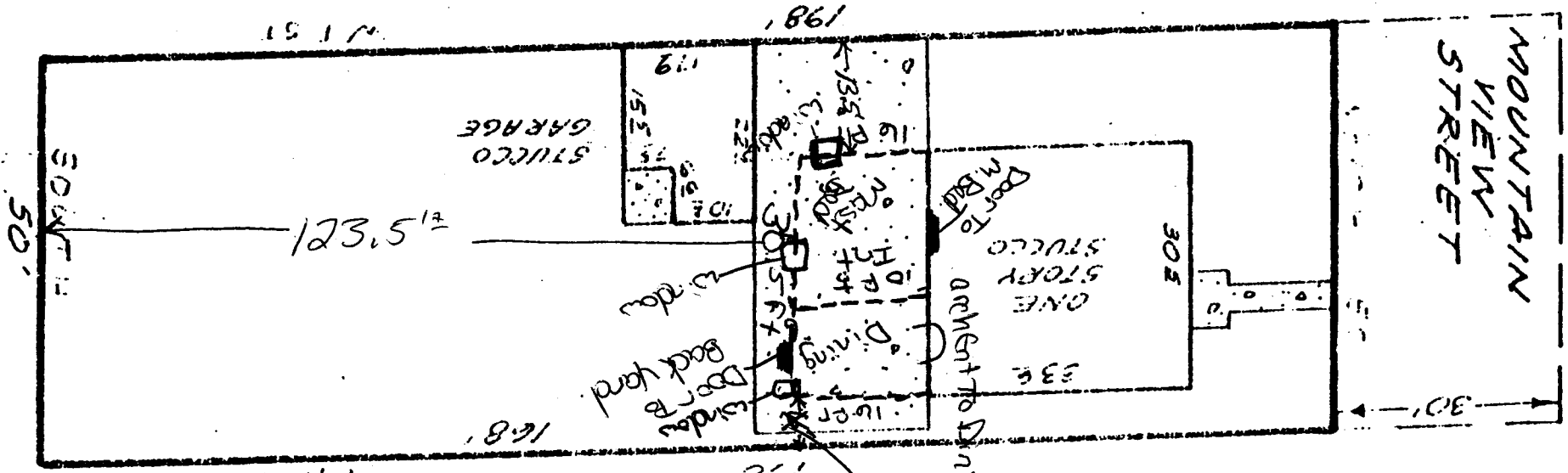
Department Approval Steve J. Castello Date 9/18/97

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

Utility Accounting Tracy Shaper Date 9/18/97

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)



ACCEPTED SLC 9/8/97
 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.

5'6" per conversation w/owner on 9-19-97
 kv

Revised April

Scale: 1"=30'

