

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 59604

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722 Pacific Dr TAX SCHEDULE NO. 2701-354-28-005
SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 260
(1) OWNER ZOLL NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 722 Pacific NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Don Hickman USE OF EXISTING BLDGS Home
(2) ADDRESS 2641 Chestnut Dr DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 241-1050 (250-0303) Shed

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 _____ from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 3' to eave from PL Rear 3' to eave from PL
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).

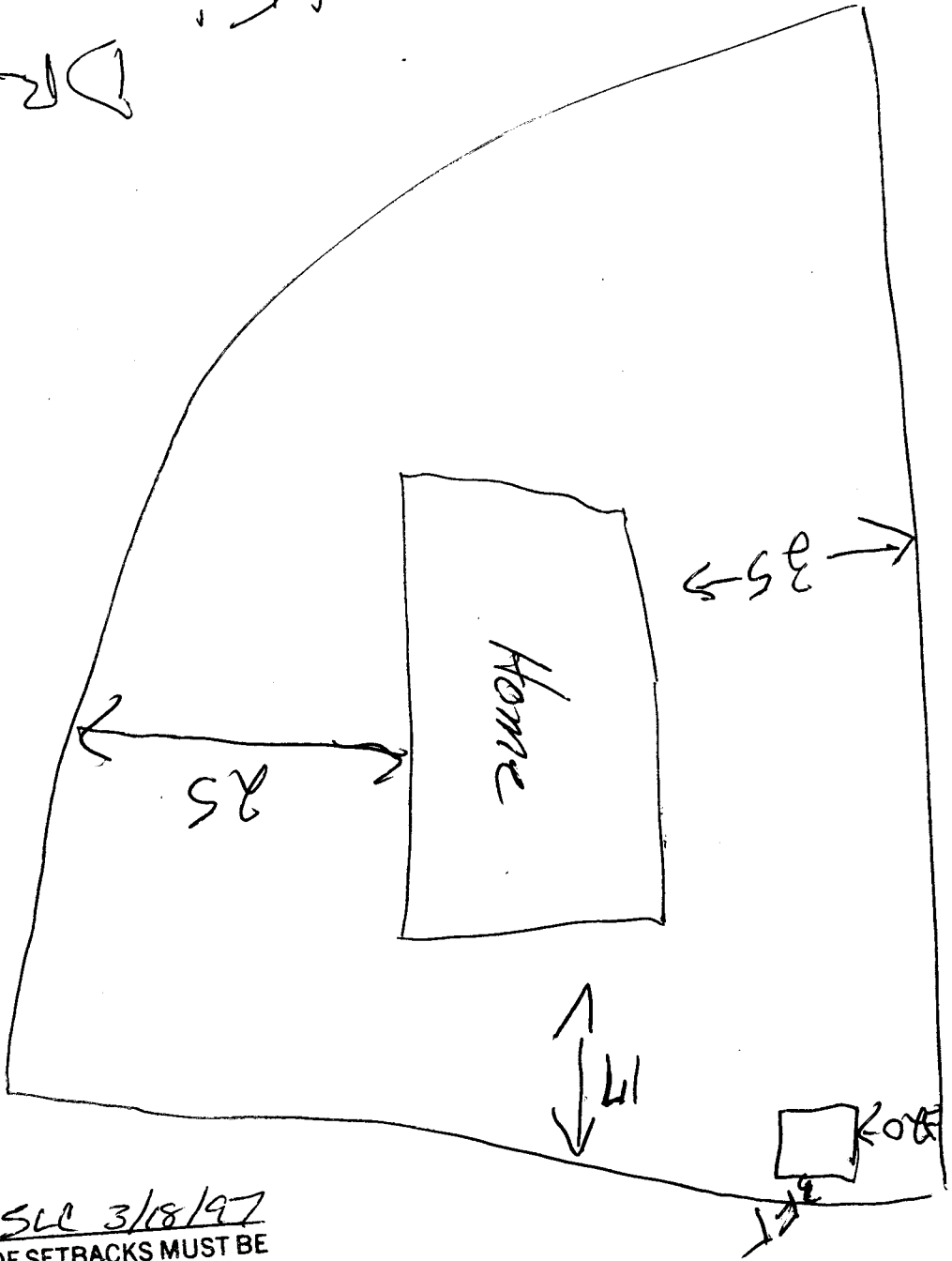
Applicant Signature _____ Date 3-18-97
Department Approval Antonio Castillo Date 3-18-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-1976-02-9
Utility Accounting _____ Date 3-18-97

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)

722 PACIFIC DR



ACCEPTED SLC 3/18/97
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.