FEE $	10.00
TCP $	0
SIF $	0

BLDG PERMIT NO. 62835

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

BLDG ADDRESS 725 Pacific Dr.   TAX SCHEDULE NO. 2701-354-27-005

SUBDIVISION Bela Vista   SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624#

FILING 1st add. BLK 1 LOT 5   SQ. FT. OF EXISTING BLDG(S) 1875 #±

(1) OWNER W.E. Williams   NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 725 Pacific Dr.

(1) TELEPHONE 245-4339   NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same   USE OF EXISTING BLDGS Home/Shed

(2) ADDRESS _____   DESCRIPTION OF WORK AND INTENDED USE: Remove existing
Deck & carport - 12x24

(2) TELEPHONE _____   Add 26x24 addition

REQUIRED: One plot plan, on 8 ½" 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-2   Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL)   Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL   Special Conditions _____

Maximum Height 32'
          CENSUS 10 TRAFFIC 17 ANNX# _____

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 W.E. Williams   Date 11-07-97

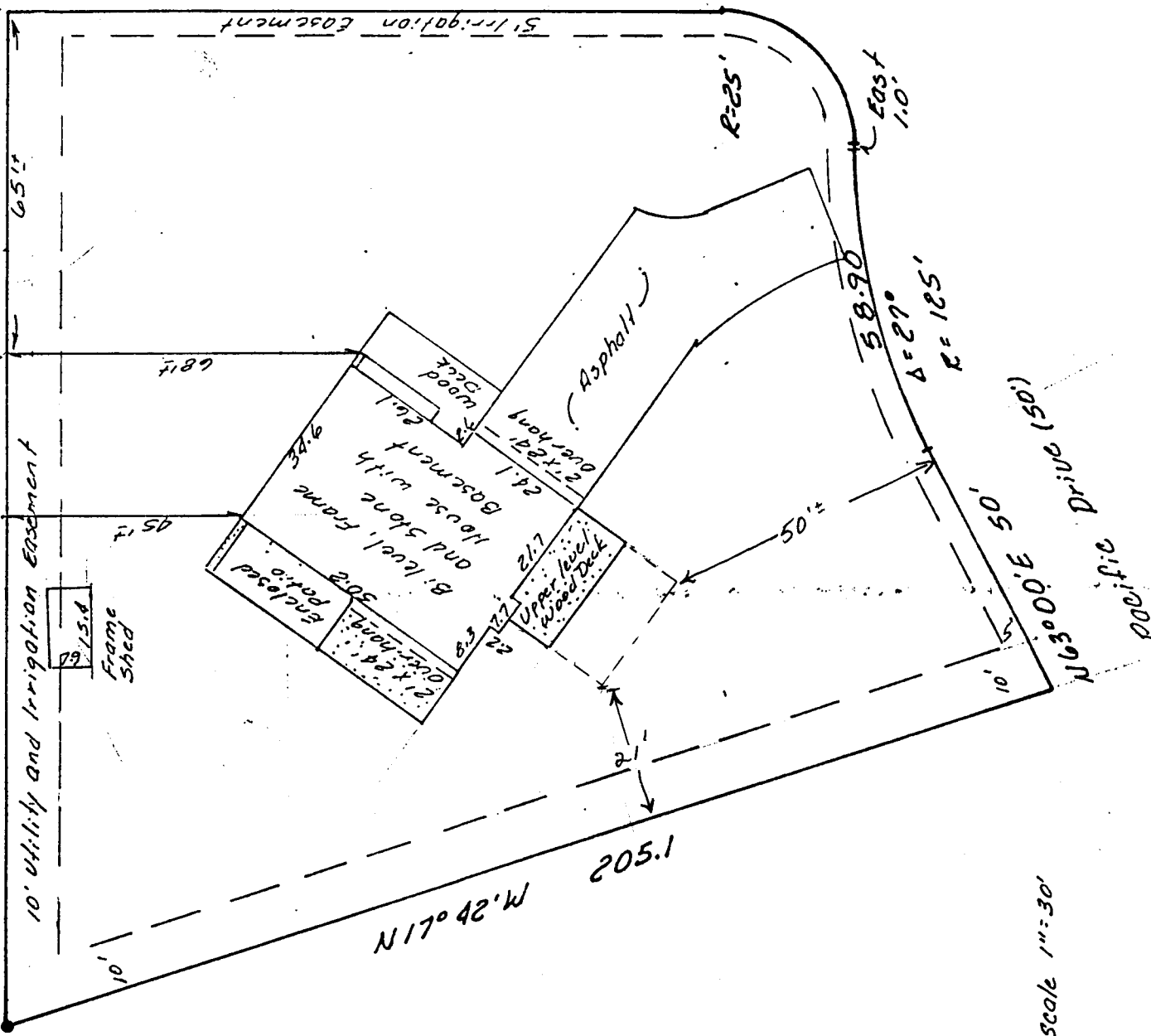Department Approval Jenta L Castella   Date 11.7.97

Additional water and/or sewer tap fee(s) are required: YES ___ NO ✓ W/O No. TR-82872

Utility Accounting C. Richardson   Date 11-7-97

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)

27 Road

S00°07'W 133.8

5' Irrigation Easement

R=25'

East 1.0'

65'

58.90

Δ=27°

R=125'

S89°55'E 190.0

Pacific Drive (50')

N63°00'E 50'

(Asphalt)

Wood Room

18.9'

9.1'

34.6

Bi-level frame House with and stone Basement

Covered porch 18.2 x 2.2

24.1'

50'±

10' Utility and Irrigation Easement

Frame Shed

15.4

9'

Enclosed patio

30.6

20.6

Enclosed porch 12.2 x 6.2

8.3

2.2

22

21.7

Upper level Wood Deck

10'

10'

21'

N17°42'W 205.1

Found 5/8" Rebar

ACCEPTED SLC 11·7·97
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.

Scale 1"=30'

N