

FEE \$	<u>10.00</u>
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BLDG PERMIT NO. 07132

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

BLDG ADDRESS <u>716 25¹/₂ Road</u>	TAX SCHEDULE NO. <u>2701-34-00-139</u>
SUBDIVISION <u>N/A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2526</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>4000</u>
(1) OWNER <u>J. Eugene and Marjorie L. Fox</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>716 25¹/₂ Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-5523</u>	USE OF EXISTING BLDGS <u>single family residence</u>
(2) APPLICANT <u>Jim West Builder, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 Horizon Dr.</u>	<u>House addition, single family residence</u>
(2) TELEPHONE <u>242-4310</u>	

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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>20</u> from property line (PL) or <u>45</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Special Conditions _____
Maximum Height <u>32</u>	CENSUS <u>10</u> TRAFFIC <u>18</u> ANNX# _____

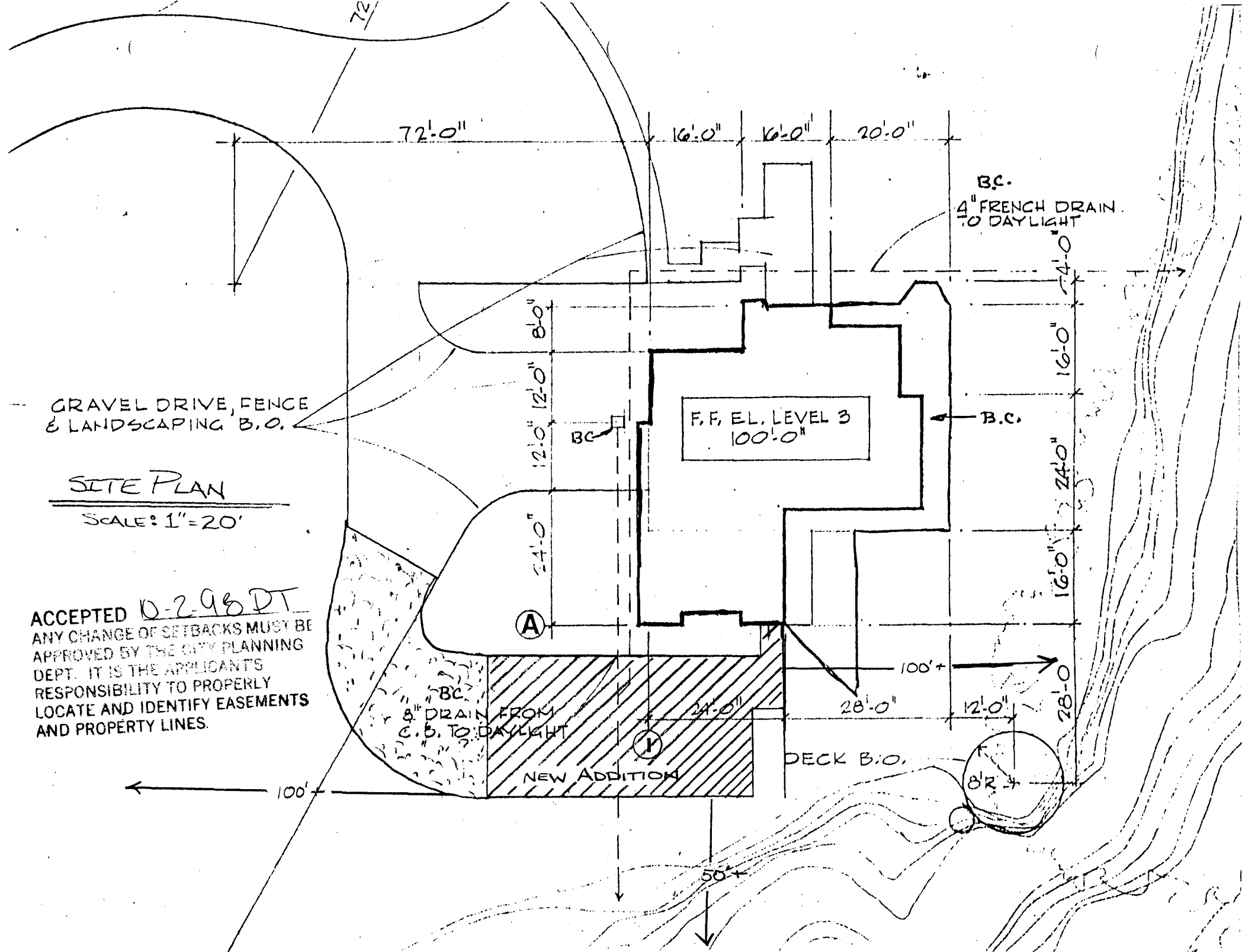
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 <u>Jim West</u>	Date <u>10/2/98</u>
Department Approval <u>[Signature]</u>	Date <u>10/2/98</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>10/2/98</u>

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)



GRAVEL DRIVE, FENCE & LANDSCAPING B.O.

SITE PLAN
SCALE: 1" = 20'

ACCEPTED 10-2-98 DT
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.

72

72'-0"

16'-0"

16'-0"

20'-0"

B.C.
4" FRENCH DRAIN TO DAYLIGHT

F.F. EL. LEVEL 3
100'-0"

B.C.

8'-0"

12'-0"

24'-0"

(A)

4'-0"

16'-0"

24'-0"

16'-0"

28'-0"

100'+

28'-0"

12'-0"

8'-0"

B.C.
8" DRAIN FROM C.B. TO DAYLIGHT

NEW ADDITION

DECK B.O.

100'

50'+