

FEE \$	0.00
TCP \$	500.00
SIF \$	—



BLDG PERMIT NO. 03776

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>2698 Alpine Dr.</u>	TAX SCHEDULE NO. <u>2701-351-56009</u>
SUBDIVISION <u>Alpine Meadows</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2000</u>
FILING <u>II</u> BLK <u>8</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S) <u>none</u>
(1) OWNER <u>Jerry DuCray</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1155 Lake Side 301</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9225</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>Triple D Const</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1155 Lake Side 301</u>	
(2) TELEPHONE <u>241-9225</u>	<u>New House</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>PR-4</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater <u>*12.5' - 10'</u>	Parking Req'mt <u>2</u>
Side <u>*7'</u> from PL Rear <u>*20'</u> from PL	Special Conditions <u>* or easement width whichever is greater</u>
Maximum Height _____	CENSUS <u>14</u> TRAFFIC <u>13</u> ANN# _____

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>Jerry DuCray</u>	Date <u>3/5/98</u>
Department Approval <u>K. Valdez per RE</u>	Date <u>3-9-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>11052</u>
Utility Accounting <u>CPJ Cole</u>	Date <u>3/9/98</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)

