

FEE \$	500 ⁻
TCP \$	10 ⁻
SIF \$	0



BLDG PERMIT NO. 107401

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

BLDG ADDRESS 284 3/2 Grand Junction TAX SCHEDULE NO. 2923 -072-16-032
 SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300sqft
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) -0- N/A
 (1) OWNER Brian Russell NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 824 E. McCune Ave. Fruita, CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-858-3816 USE OF EXISTING BLDGS -
 (2) APPLICANT Brian Russell DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS 824 E. McCune Ave. Fruita, CO 2300 sq Home - Rancher with walk out Basement
 (2) TELEPHONE 858-3816

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 PR-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' req'd upon units from PL Rear _____ from PL Special Conditions _____
 Maximum Height 32' CENSUS 6 TRAFFIC 29 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 B. P. P. Date 10-19-98
 Department Approval Donnie Edwards Date 10-19-98

Additional water and/or sewer tap fee(s) are required. YES NO W/O No. 11688
 Utility Accounting Chick Date 10-19-98

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)



28+3/2 - Grand CASCADE CT -
Filling #1 BLK #1 Lot #8

10' - UTILITY
EASEMENT

16'-0" DRIVEWAY ENCROACHMENT
0'-6" INTO LOT 8
FROM EXISTING
BUILDING

5' - UTILITY EASEMENT

78'-24" →

22'-0"

10'-6"

ACCEPTED *Ronnie* 10/14/98
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.

← 41'-0" →

5'-0"

← 39'-0" →

*Dave OK,
Rick Brown
10-13-98*

8'-0"

← 55'-0" →