

FEE \$	10.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 104774

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 706 IVY PL TAX SCHEDULE NO. 2701-353-17-004

SUBDIVISION SUNSET TERRACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK 6 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2000'

(1) OWNER Doug Skatrod NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 706 IVY PL. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Doug Skatrod USE OF EXISTING BLDGS RESID.

(2) ADDRESS 706 IVY PL DESCRIPTION OF WORK AND INTENDED USE: RAMPOL

(2) TELEPHONE 245-9008 KITCHEN, LIVING AREA, LAUNDRY + PORCH LIVING

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 RSE-4 Maximum coverage of lot by structures 35%

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

Side 7' from PL Rear 30' from PL Special Conditions —

Maximum Height — CENSUS 10 TRAFFIC 17 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 Doug Skatrod Date 4-14-98

Department Approval K. Valdez Date 4-14-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting Neli Overholt Date 4-14-98

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)

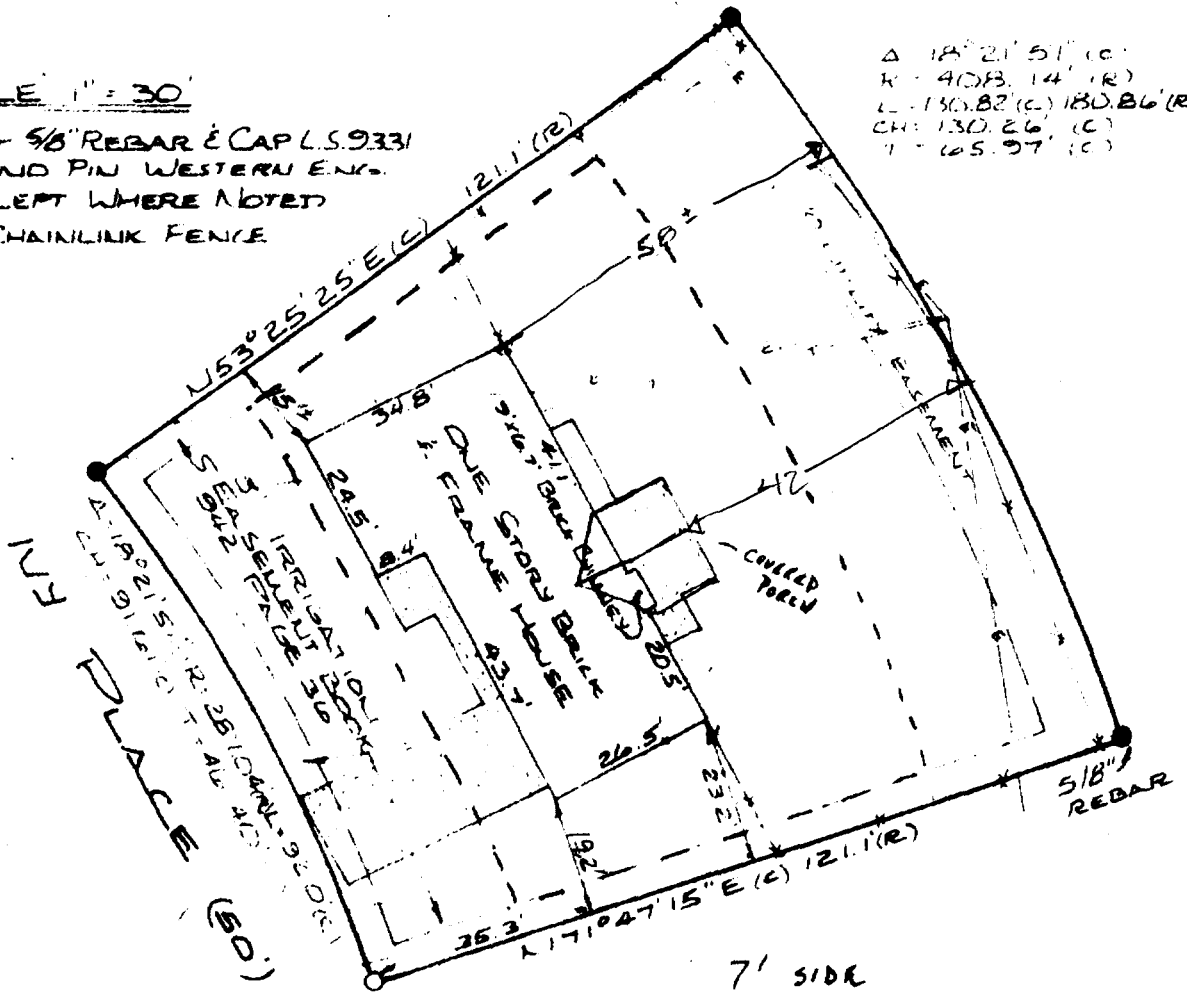
SCALE 1" = 30'

- SET 5/8" REBAR & CAP L.S. 9331
- FOUND PIN WESTERN ENCL. EXCEPT WHERE NOTED

6' CHAINLINK FENCE

Δ 18° 21' 51" (C)
 R = 408.14' (R)
 L = 130.82' (C) 180.86' (R)
 CH = 130.26' (C)
 T = 65.97' (C)

N



7' SIDE
 30' REAR
 20' FRONT

IMPROVEMENT SURVEY PLAT

Legal Description: 706 Ivy Place, Lot 4, Block 6, Sunset Terrace Replat, County of Mesa, State of Colorado

ACCEPTED *XV* 4-14-98
 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.