

FEE \$	10
TCP \$	425
SIF \$	2



BLDG PERMIT NO. 00553

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Sharon 245-2422
 Call when ready.

BLDG ADDRESS 841 E. Huerfano Ct TAX SCHEDULE NO. 2701-254-07-044

SUBDIVISION Paradise Hills #7 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1660 #

FILING 7 BLK - LOT 44 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Michael L. Bridgewater NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 424 32nd Space #3

(1) TELEPHONE Clifton, Co. 815-20 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS -

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ new home

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 RSF-5 Maximum coverage of lot by structures _____

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

Side 5' from PL Rear 15' from PL Special Conditions File # VAR-1996-205

Maximum Height 32'

CENSUS 10 TRAFFIC 13 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 Michael L. Bridgewater Date 8/14/98

Department Approval Ronnie Edwards Date 8/17/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11530

Utility Accounting CM Cole Date 8/17/98

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)

72.5'

137

32'

22'

Ronnie 8/17/98

ACCEPTED 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.

26.75'

APPL

42'

Driveway

20' setback

8' MIN

Approx

E. Yucatan Ct.

148

1091
4727
371

Driveway location
10' off the OK
Rich Davis
8-14-98

88.75'
562.007
26.75'
Revised to 8' on phone
on 8-17-98 Rich Davis

Neighbor's
Driveway at
on off lot
Side of lot