

FEE \$	10.00
TCP \$	—
SIF \$	0



BLDG PERMIT NO. 70456

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

EX

BLDG ADDRESS 703 243/4 Rd. TAX SCHEDULE NO. 2701-334-22-002

SUBDIVISION Fair Minor Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2295

FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Don & Joylee Anderson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 271 W. Parkview Dr. #A NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-1755 USE OF EXISTING BLDGS 0

(2) APPLICANT J.B. Molzahn Const. Inc DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 3020 Bookcliff Ave. Single Family Residence

(2) TELEPHONE 434-6069

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-2 Maximum coverage of lot by structures 2520

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 75' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions No G Rd Access

Maximum Height 32'

CENSUS 9 TRAFFIC 4 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 [Signature] Date 6-4-99

Department Approval Ronnie Edwards Date 6/15/99

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12324

Utility Accounting #17871-1145 Dollie Tomover Date 6/15/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

in system never built per fence map

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

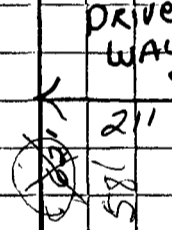
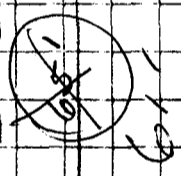
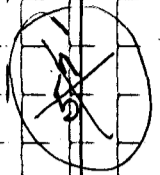
Revised

140.00'

ACCEPTED

Planned 6/15/99

AND PROPERTY LINES



14768' 14768' 50' to E of G ROAD

14' multi-purpose easement

EASEMENT

G ROAD



Planned 6-15-99

24 3/4 ROAD

ANDERSONS 703 2134 ROAD

