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|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| SIF \$ | — |



BLDG PERMIT NO. 69365

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

94

BLDG ADDRESS 708 ~~710~~ 24³/₄ Rd. TAX SCHEDULE NO. 2701-334-12-007

SUBDIVISION Golden Meadows Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450 sq ft

FILING BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER William K. Woolsey NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2578-I Rd, G. Jct. Co 81505 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
1-970

(1) TELEPHONE 257-7653

(2) APPLICANT SELF USE OF EXISTING BLDGS NONE

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Single

(2) TELEPHONE SAME family Residence

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 25%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
*24 3/4'
of 24 3/4' - 48' from center of ROW, whichever is greater
*67 1/2' 75'

Side 15' from PL Rear 30' from PL Special Conditions ACCO req'd

Maximum Height 32' CENSUS 9 TRAFFIC 4 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 William K. Woolsey Date 3-25-99

Department Approval Antonia Mastella Date 3-26-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #12066 + 12 89137

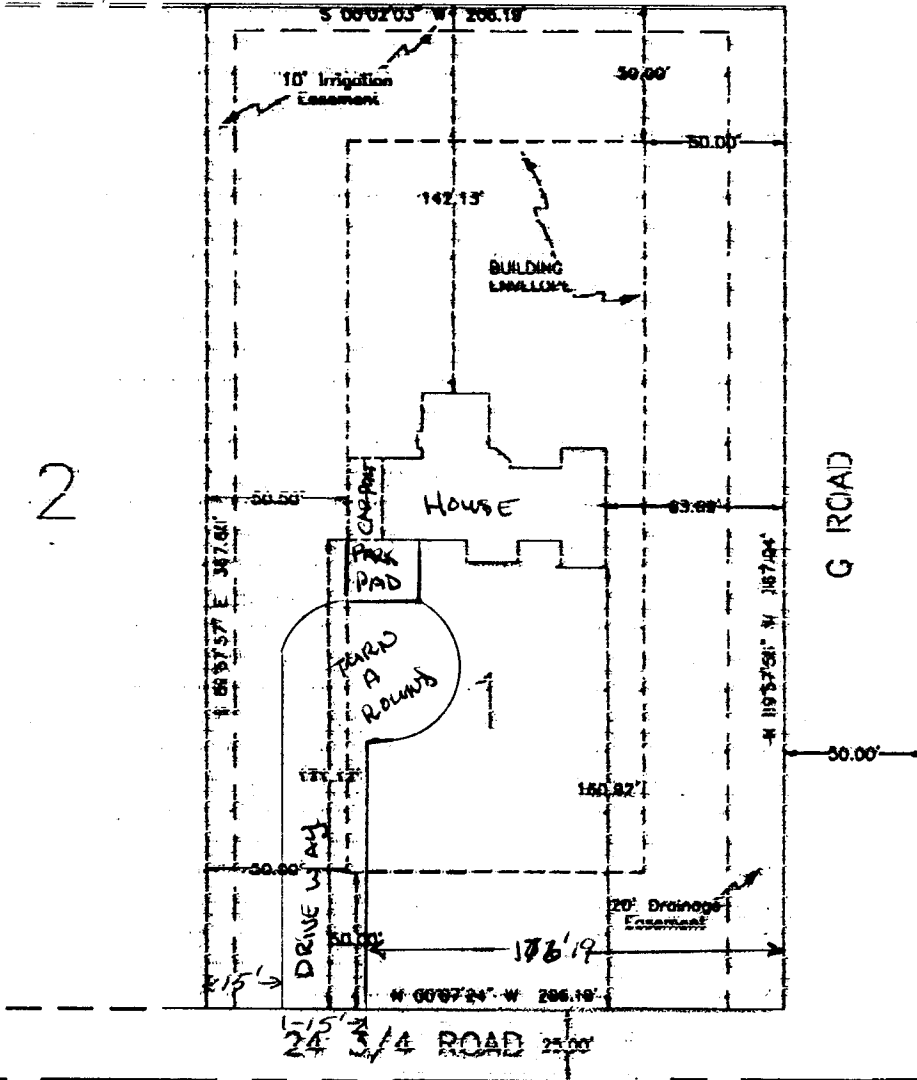
Utility Accounting Richardson Date 3-29-99

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)

HOUSE SITE PLAN

LOT 1 GOLDEN MEADOWS ESTATES MESA COUNTY, COLORADO



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- 1) Building setback information taken from easements recorded in Book 1739, Page 409, Mesa County Clerk and Recorder's Office.
- 2) Only plotted easements are shown. Other documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

Prepared for: General Development Group
 3295 A South Good Hope Circle
 Clifton, CO 81520



SCALE: 1"=50'



HOUSE SITE PLAN
 LOT 1
 GOLDEN MEADOWS ESTATES
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS

PROJECT NO. 8818 | PLANNED | DRAINED | CHECKED | BEST | OF

DATE: March 1999

ACCEPTED 5/11/99
 ALL CHANGES OF EASEMENTS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 DEPARTMENT WILL NOT BE RESPONSIBLE FOR
 LOCATING AND IDENTIFYING EASEMENTS
 AND PROPERTY LINES.

*Done OK
 3-26-99
 If a cabinet is needed under
 the drive, a work in the
 necessary from Public
 Pick
 Done*