

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	70083
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>718 GALAXY DR.</u>	TAX SCHEDULE NO. <u>2701-354-23-002</u>
SUBDIVISION <u>GALAXY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1292</u>
FILING BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>2184</u>
(1) OWNER <u>RICK MAXVILLE</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>718 GALAXY DR.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-241-7043</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Sam E</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>[Signature]</u>	<u>ADDITION NEW GARAGE & BEDROOMS</u>
(2) TELEPHONE <u>[Signature]</u>	

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 <u>HSF-2</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>15'</u> from center of ROW, whichever is greater <u>(32.5')</u>	Parking Req'mt <u>—</u>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>17</u> ANNEX# <u>—</u>

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 <u>Rick Maxville</u>	Date <u>5-7-99</u>
Department Approval <u>K. Valdez</u>	Date <u>5-11-99</u>

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

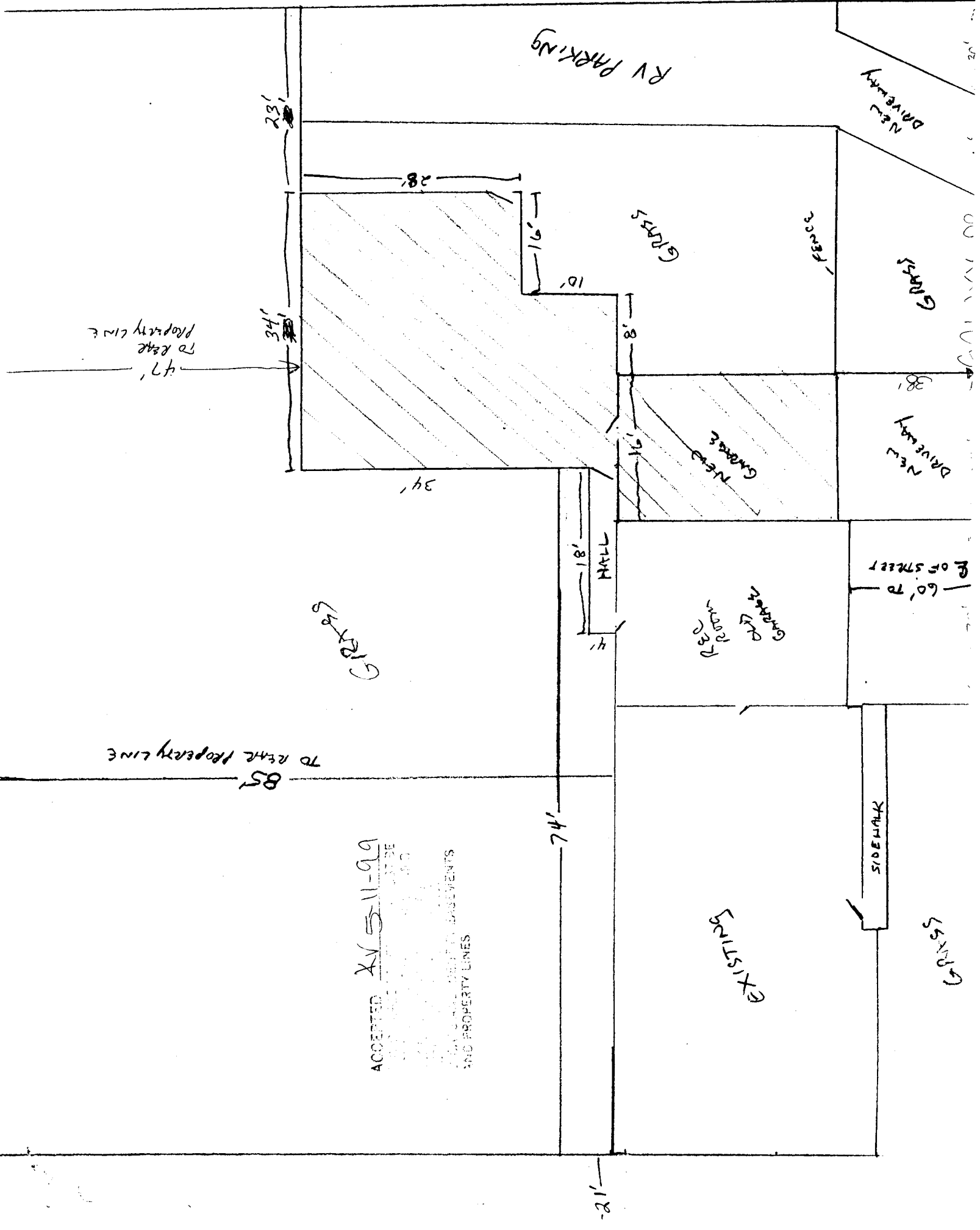
Utility Accounting Dobi Overholt Date 5-11-99

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)

OK
 Jim Down
 5-11-99

Not to scale
 Measurements are accurate
 718 GALAXY DR



ACCEPTED XV 5-11-99
 THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY OF GALAXY AND PROPERTY LINES

