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BLDG PERMIT NO.	68497
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Septic

BLDG ADDRESS 2707 SkyLine DR TAX SCHEDULE NO. 2701-362-20-011

SUBDIVISION SkyLine Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 390

FILING BLK - LOT 11 SQ. FT. OF EXISTING BLDG(S) 1600

(1) OWNER Mel Kohles NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2707 SkyLine DR

(1) TELEPHONE 241-55187 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT TERRY LARSON USE OF EXISTING BLDGS RES

(2) ADDRESS 2405 Mesquite Ave DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 260-0450 Addition of Dining Room - Enlarge Bedroom

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 PR-2 Maximum coverage of lot by structures _____

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

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' CENSUS 16 TRAFFIC 15 ANN# _____

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 [Signature] Date 1-28-99

Department Approval [Signature] Date 1-28-99

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

Utility Accounting [Signature] Date 1/28/99

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)



SkyLine DR

street

183'

25' EASEMENT

25'

ACCEPTED

Bonnie 1/28/99

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.

95' (+)

Driveway

street

EXISTING DRIVEWAY
TO BE COVERED

24'

60' (+)

183'

DR

SKYLINE DR

2009

80' (+)

30'

NEW ADDITION

12'

SEPTIC TANK

12'

EXISTING DRIVEWAY

50' (+)

10' EASEMENT

EXISTING DRIVEWAY

EXISTING DRIVEWAY