

FEE \$	10.00
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 21748

*(Handwritten initials)*

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

BLDG ADDRESS <u>105 Victor dr</u>	TAX SCHEDULE NO. <u>2701-354-26-021</u>
SUBDIVISION <u>Bellarvista</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>950</u>
FILING BLK <u>1</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>1600</u>
(1) OWNER <u>Kim &amp; Kimberly Jessup</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>705 Victor dr</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>263 8480</u>	USE OF EXISTING BLDGS <u>Residential</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Garage</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

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

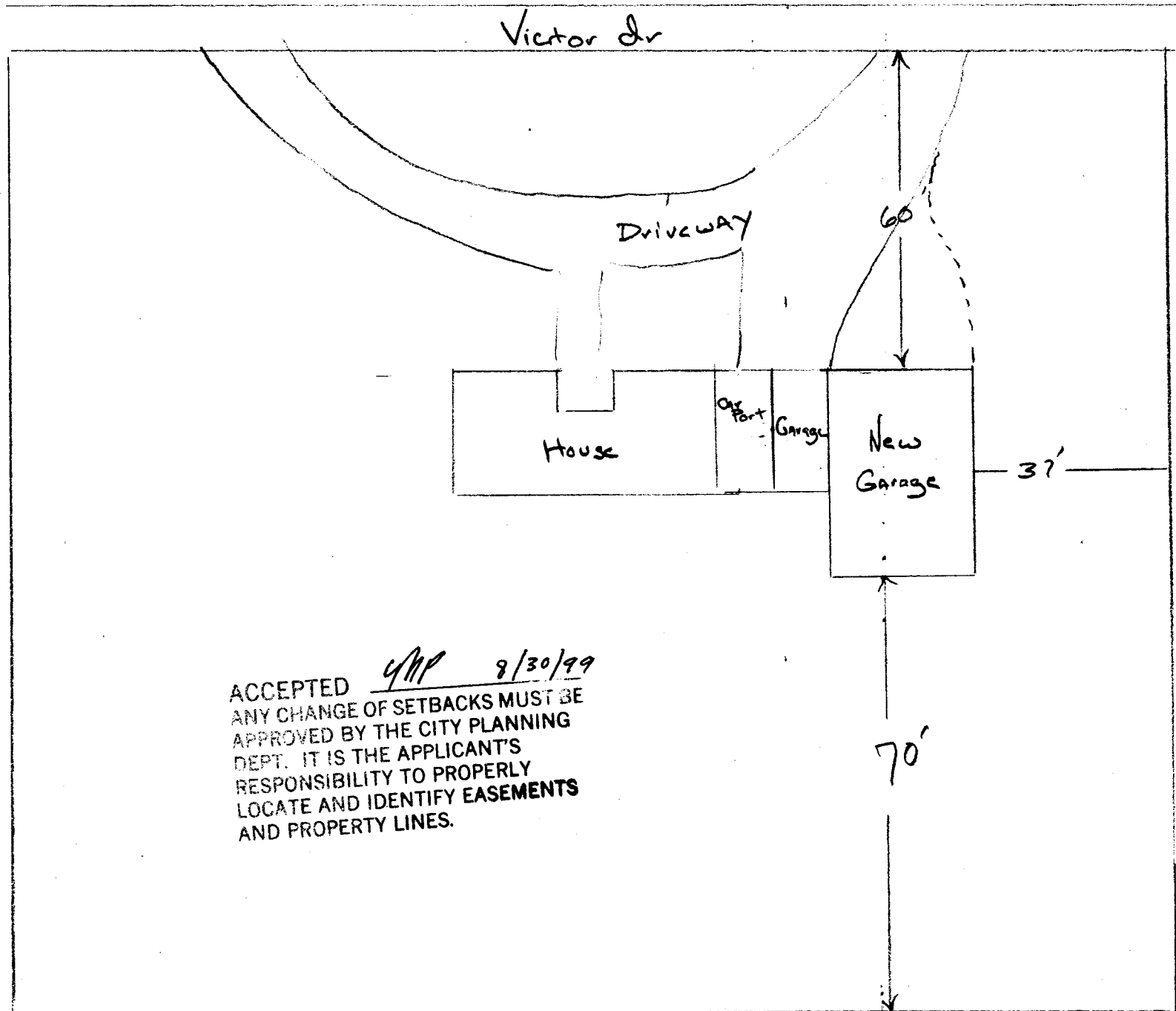
Applicant Signature <u>[Signature]</u>	Date <u>8-30-99</u>
Department Approval <u>[Signature]</u>	Date <u>8/30/99</u>

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

Utility Accounting [Signature] Date 8-30-99

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)



Victor Dr

DRIVEWAY

House

Old Garage

Garage

New Garage

37'

70'

705 Victor Dr.

ACCEPTED YMP 8/30/99  
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.