

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 77468



Your Bridge to a Better Community

BLDG ADDRESS 1922 N. 2nd Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1400  
 TAX SCHEDULE NO. 2945-112-21-005 SQ. FT. OF EXISTING BLDGS 860  
 SUBDIVISION MOUNTAIN VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2260  
 FILING \_\_\_\_\_ BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 1 After: \_\_\_\_\_ this Construction  
 (1) OWNER DAVID DOW NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 1922 N. 2nd Ct USE OF EXISTING BUILDINGS RESIDENTIAL  
 (1) TELEPHONE 241-5906 DESCRIPTION OF WORK & INTENDED USE ADDITION  
 (2) APPLICANT DAVID DOW TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1922 N. 2nd Ct  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 241-5906 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RAK-5 Maximum coverage of lot by structures 60  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5 from PL, Rear 25 from PL Parking Req'mt 2 spaces  
 Maximum Height 35 Special Conditions \_\_\_\_\_  
 CENSUS 4 TRAFFIC 25 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 [Signature] Date 10/31/00  
 Department Approval [Signature] Date 10/31/00

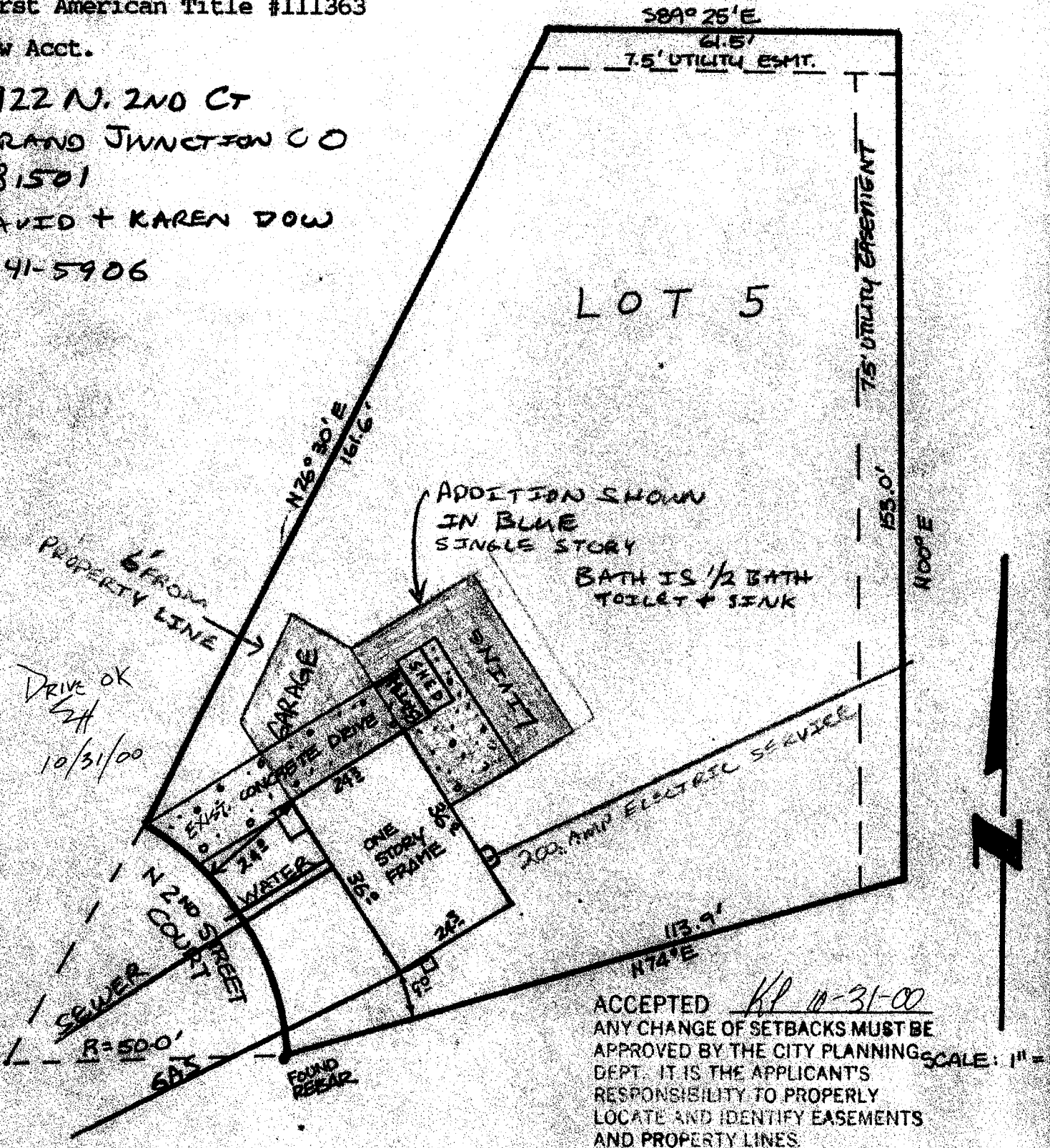
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing acct 11737</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/31/00</u>

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)

First American Title #111363

Dow Acct.

1922 N. 2ND CT  
GRAND JUNCTION CO  
81501  
DAVID + KAREN DOW  
241-5906



ACCEPTED KP 10-31-00  
 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.

NOTE: This property does not fall within any 100 year floodplain.