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| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 77170

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2818 Conifer Ct. TAX SCHEDULE NO. 2943-062-35-004
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1657
 FILING 4 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Jeff McChelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 274 31 Road NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523-7152 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ new construction

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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35' CENSUS 10 TRAFFIC 22 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jeffrey M. McChelland Date 10-5-06
 Department Approval Misha Argon Date 10/25/06
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13497
 Utility Accounting D Overholt Date 10-25-06

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)

128.70'

10' Irrigation Easement →

ACCEPTED *Ashu Dragon* 10/25
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.

36'

37'

80.15'

10' easement

Covered patio

Garage

House

72'

132.67'

13'

131.52'

Drive way

DRIVE OK AS DIMENSIONED
EH 10/25/00

C-35
38' R

MIN. 6" CONIFER COURT

5' MIN.

Lot 4 Block 3

Filing no 3

2818 Conifer Court

No SCALE