

McSp.

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| IF \$ | 292 ⁰⁰ |

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

BLDG PERMIT NO. 75140



Your Bridge to a Better Community

BLDG ADDRESS 2809 Eldora SQ. FT. OF PROPOSED BLDGS/ADDITION 1683
 TAX SCHEDULE NO. 2697-074-11-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED 1683
 FILING IV BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER ADD 2000 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO BOX 511 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE (470) 434-7808 DESCRIPTION OF WORK & INTENDED USE Residential Construction
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 25 from PL Parking Req'mt NA
 Maximum Height 35 Special Conditions _____
 CENSUS 10 TRAFFIC 22 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).

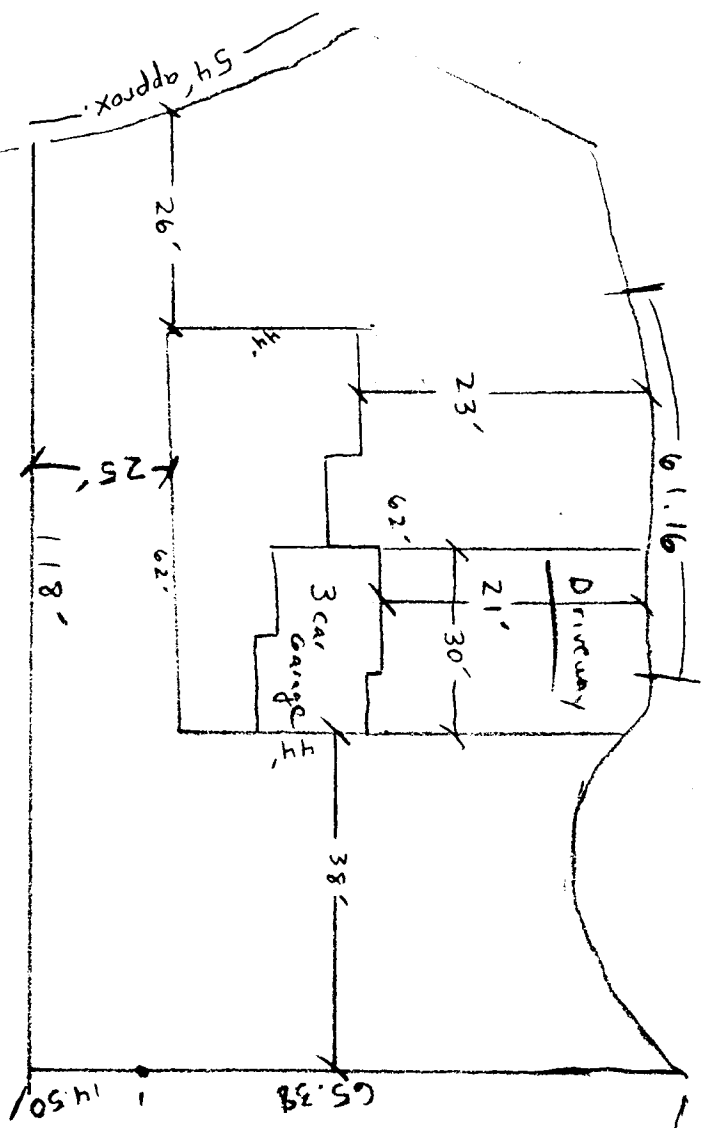
Applicant Signature [Signature] Date 5-8-00
 Department Approval [Signature] Date 5/10/00

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>13092</u> |
| Utility Accounting | <u>KHett</u> | Date | <u>5/10/00</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)

2809 Eldora Ct Grandview Subdivision
 (not to scale) N

Street →



DRIVE OK
 Eric M
 5/8/00

[Handwritten Signature]

ACCEPTED
 ANY CHANGE OF SETBACKS OR
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.