

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



BLDG PERMIT NO. 74645

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2814 Eldora Ct. TAX SCHEDULE NO. 294306230003  
~~311303110018~~  
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1747  
FILING 4. BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Bruce W. Kralovec NO. OF DWELLING UNITS  
Lori Kirkpatrick BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 529 Melody Lane NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 263-7855 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT J.G. Molzahn Consty. Inc. USE OF EXISTING BLDGS N/A  
(2) ADDRESS 3020 Buckcliff Ave. DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 434-6069 New Single Family Residence

**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 RSF-5 Maximum coverage of lot by structures 35%  
SETBACKS: Front 23' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' 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 [Signature] Date 3-22-00

Department Approval [Signature] Date 4-7-00

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13004

Utility Accounting [Signature] Date 4/7/00

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)

