FEE $ *10*	
TCP $ *500*	
SIF $ *292*	

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

BLDG PERMIT NO. *77982*

Your Bridge to a Better Community

BLDG ADDRESS *658 Grand View*

SQ. FT. OF PROPOSED BLDGS/ADDITION *2300*

TAX SCHEDULE NO. *2943-062-30-063*

SQ. FT. OF EXISTING BLDGS *—*

SUBDIVISION *Grand View*

TOTAL SQ. FT. OF EXISTING & PROPOSED *—*

FILING *4* BLK *2* LOT *6*

NO. OF DWELLING UNITS:
Before: _____ After: *1* this Construction
NO. OF BUILDINGS ON PARCEL
Before: *0* After: *1* this Construction

(1) OWNER *Jerry Spomer*

(1) ADDRESS _____

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS _____

(2) APPLICANT *G KS Builders*

DESCRIPTION OF WORK & INTENDED USE *New Residence*

(2) ADDRESS *672 29 1/2 Road*

(2) TELEPHONE *242-6123*

TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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*

SETBACKS: Front *20* from property line (PL)
or _____ from center of ROW, whichever is greater

Side *5* from PL, Rear *25* from PL

Maximum Height *35'*

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES *X* NO _____

Parking Req'mt *2*

Special Conditions _____

CENSUS *10* TRAFFIC *22* ANNX# _____

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).

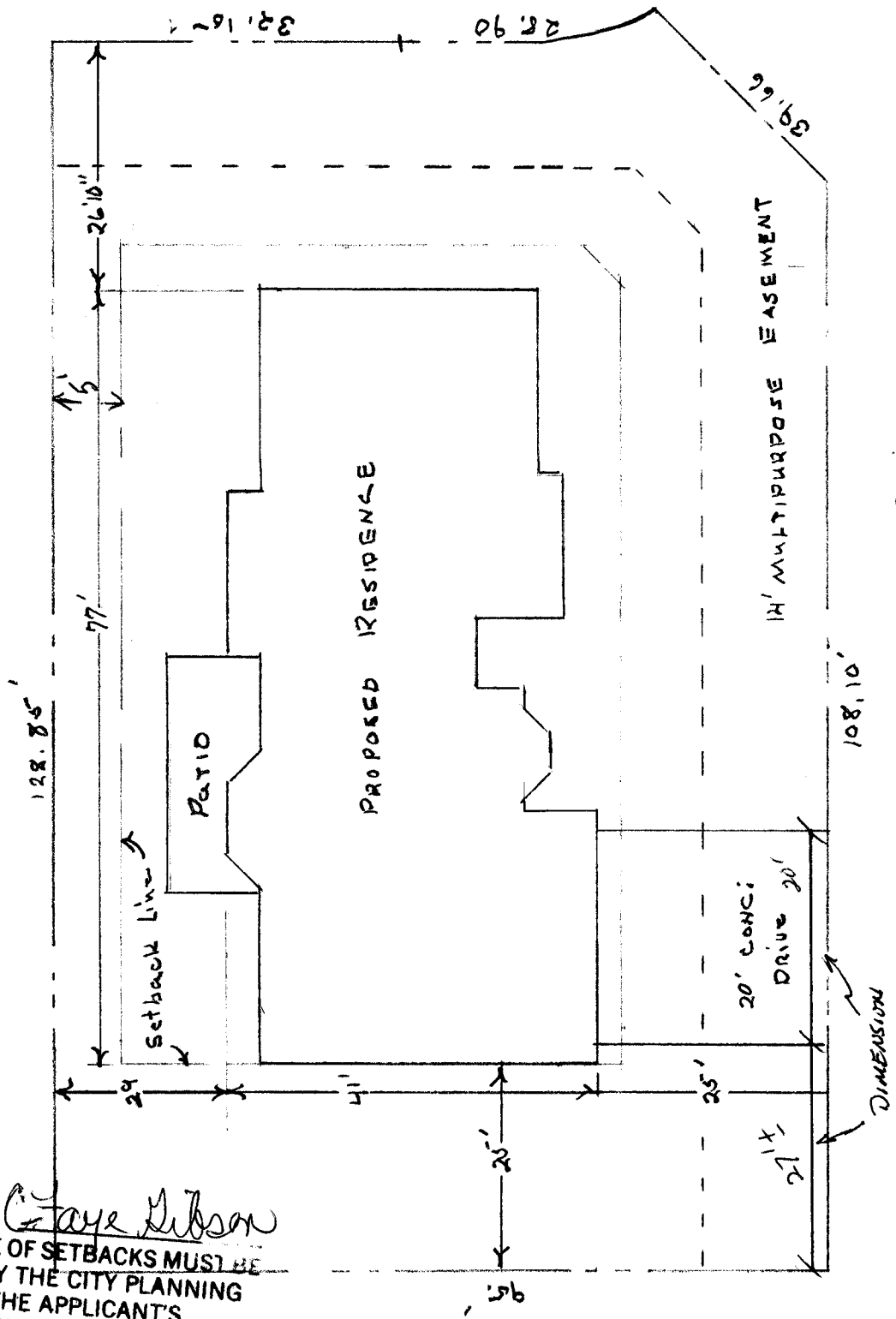Applicant Signature *Jerry Spomer* Date *12/7/00*

Department Approval *Faye Gibson* Date *12/8/00*

Additional water and/or sewer tap fee(s) are required:	*YES*	NO	W/O No. *13587*
Utility Accounting *Debi Overholt*		Date *12/8/00*	

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)*

Eldora Court

N

32.16

28.90

39.6

26'10"

14' MULTIPURPOSE EASEMENT

GRAND VIEW DRIVE

108.10'

5'

77'

128.85'

PROPOSED RESIDENCE

PATIO

Setback Line

20' CONC. DRIVE 20'

DIMENSION

25'

27'1"

2'

96'

24'

41'

LOT 6 BLOCK 2
GRAND VIEW SUB.
FILING FOUR
2943-062-30-003

Drive OK
David Roach
12/17/2000
DEVT ENGINEERING