

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>500<sup>00</sup></u>
SIF \$ <u>292<sup>00</sup></u>

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

BLDG PERMIT NO. 75368



Your Bridge to a Better Community

BLDG ADDRESS 660 Grand View Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1820

TAX SCHEDULE NO. 2943-062-34-007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED 1820

FILING 4 BLK 2 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Alan and Sharon Nissen NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3909 W Brambling Ln USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 255-1556 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Alan Nissen TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 660 Grand View Dr.

(2) TELEPHONE 255-1556

**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' 1/2 from property line (PL) Permanent Foundation Required: YES  NO   
 or 1 from center of ROW, whichever is greater

Side 5' 1/3 from PL, Rear 25' 1/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions n/a

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 Alan Nissen Date 5-23-00

Department Approval Patricia Date 5-30-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13134</u>
Utility Accounting <u>Etatt</u>			Date <u>5/30/00</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)

ACCEPTED OF 5-30-00  
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.

DRIVE OK  
*Erin*  
5/25/00

