

FEE \$	paid
TCP \$	paid
SIF \$	paid

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

BLDG PERMIT NO. 76064



et

Fees transferred from 2808

Your Bridge to a Better Community

BLDG ADDRESS 2810 GRAND VIEW DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2943-062-B3-008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 4 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER DAVE WENS NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 2953 D 1/2 Rd USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 257-1710 DESCRIPTION OF WORK & INTENDED USE BUILD SINGLE FAMILY HOUSE

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 BMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height 35' Special Conditions used payments from 2808 Grand View Dr. Traded lots 2808 not needed

CENSUS 10 TRAFFIC 22 ANNEX# _____

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 7-21-00

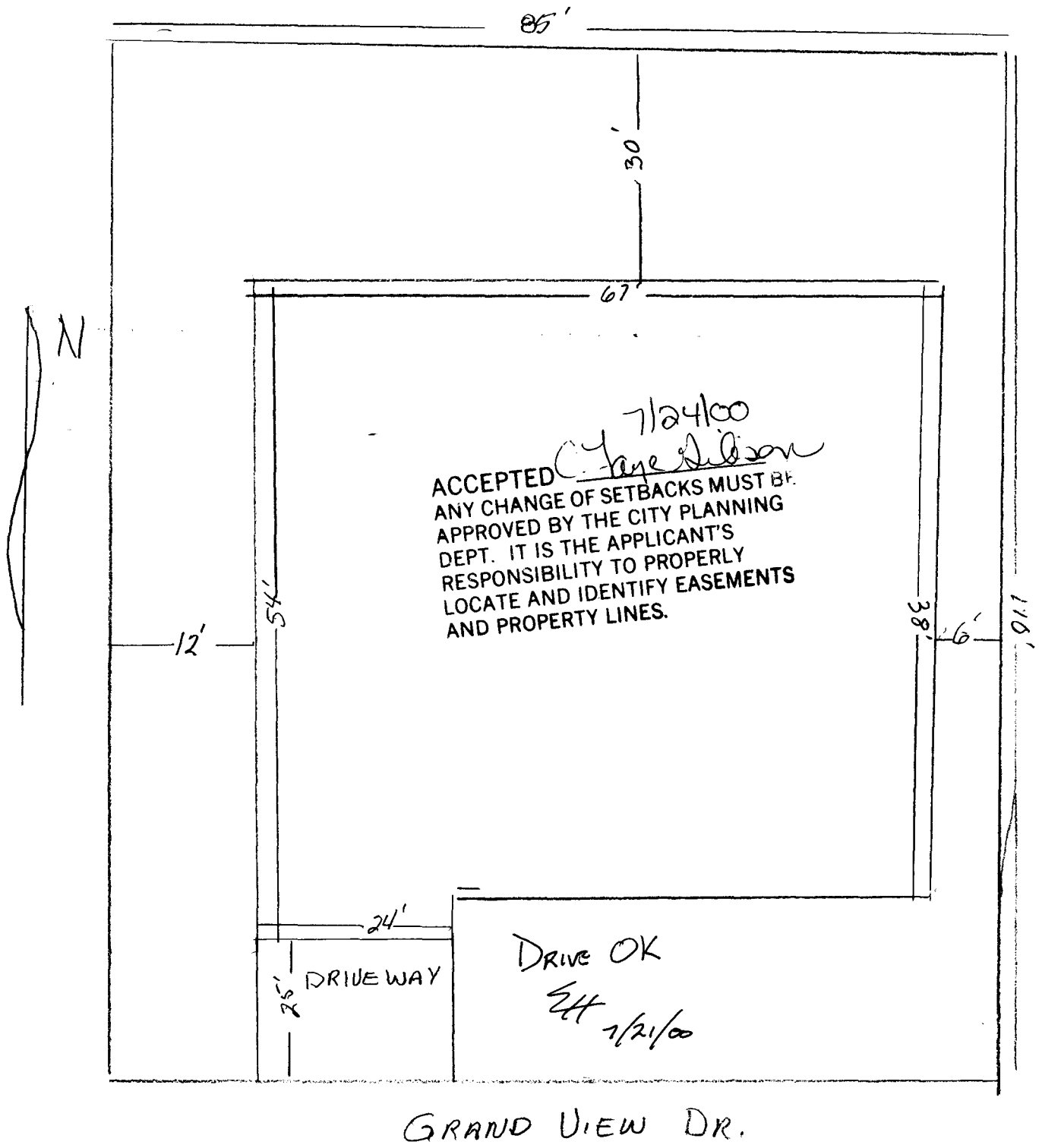
Department Approval C. Faye Nelson Date 7-24-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13257</u>
Utility Accounting	Date <u>7/24/00</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)

LOT 8 BLOCK 1 FILING 4



2810 Grand View Dr.

FEE \$	10 -
TCP \$	500 -
SIF \$	292 -

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

transferred to 2810

BLDG ADDRESS 2808 GRAND VIEW DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2943-063-22-016 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 4 BLK 1 LOT 7 NO. OF DWELLING UNITS:

(1) OWNER DAVE WENS Before: _____ After: 1 this Construction

(1) ADDRESS 2953 D& Rd NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 257-1710 Before: _____ After: 1 this Construction

(2) APPLICANT DAVE WENS USE OF EXISTING BUILDINGS _____

(2) ADDRESS SAME DESCRIPTION OF WORK & INTENDED USE BUILD 1 LEVEL HOUSE

(2) TELEPHONE SAME TYPE OF HOME PROPOSED:

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 _____ NO _____
or _____ from center of ROW, whichever is greater

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

Maximum Height 35' Special Conditions Not issued CENSUS 10 TRAFFIC 22 ANNEX# _____

traded for 2810 Grand View instead

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 7-19-00

Department Approval Bill Nuth Date 7-20-00

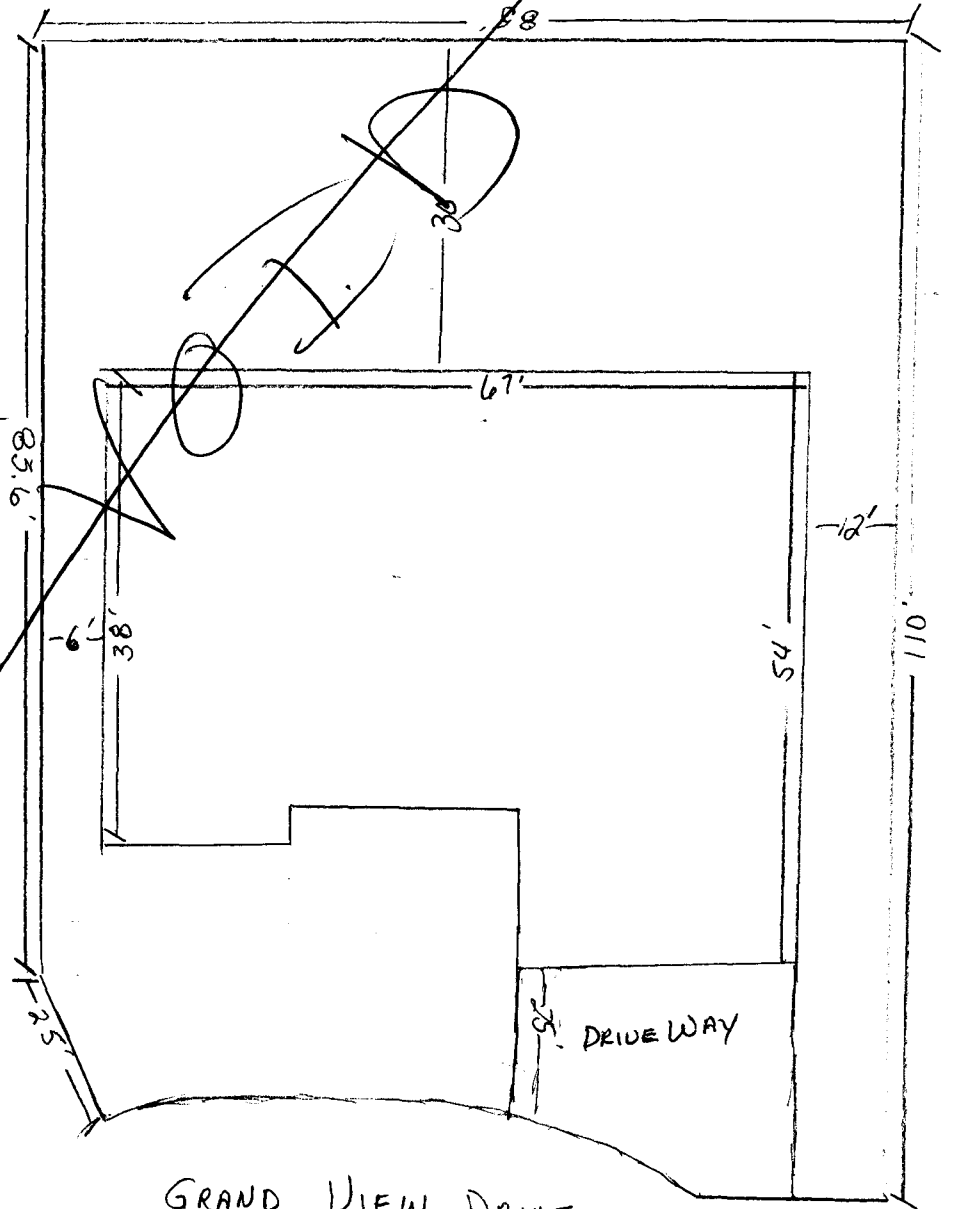
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3257</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/29/00</u>

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)

LOT 7 BLOCK 1 FILING 4

GRAND VIEW SUBDIVISION



7.20.00

Bill N...

ACCEPTED
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.

GRAND VIEW DRIVE

DRIVE OK

EH

7/19/00