

FEE \$	10 <sup>-</sup>
TEP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77245



Your Bridge to a Better Community

802<sup>00</sup>  
750<sup>00</sup>

BLDG ADDRESS 2811 GRAND VIEW SQ. FT. OF PROPOSED BLDGS/ADDITION 1867

TAX SCHEDULE NO. 2943-062-34-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 1867

FILING 4 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER SCHOOL DIST. 51 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2935 NORTH AVE. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 243-3142 DESCRIPTION OF WORK & INTENDED USE NEW CONST.

(2) APPLICANT MIKE J. WELLS TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 310 PINON ST.

(2) TELEPHONE 255-8491 640-0786

**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 \_\_\_\_\_

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't 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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).

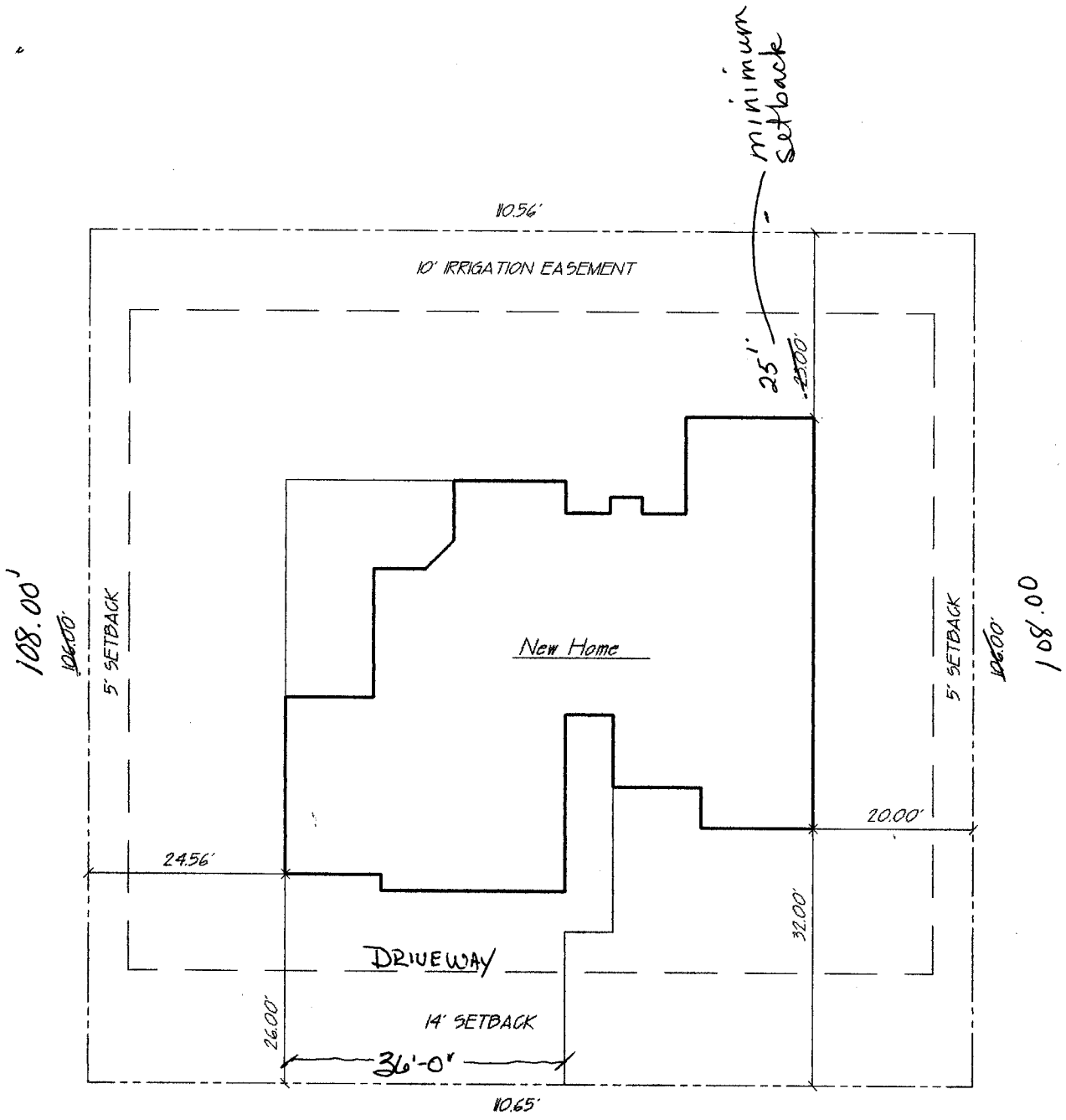
Applicant Signature Mike J. Wells Date 10/11/00

Department Approval C. Faye Nelson Date 10/16/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/Q # <u>13180</u>
Utility Accounting	<u>Debi Overholt</u>	Date	<u>10-16-00</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)



DRIVE OK  
 ZH  
 10/13/00

Grandview Drive

2811 Grandview Drive

10/16/00  
 ACCEPTED *C. Jay Gibson*  
 ANY CHANGE OF SETBACKS MUST  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.