

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



BLDG PERMIT NO. 77376

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Community Development Department

BLDG ADDRESS 2314 Grand View Dr TAX SCHEDULE NO. 2943-062-33-010  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1855  
 FILING BLK 1 LOT 10 FH SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER CARL HOCHMUTH NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 434-5989 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT JRT BUILDERS USE OF EXISTING BLDGS See  
 (2) ADDRESS 2313 IR DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 742 8610 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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' 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).

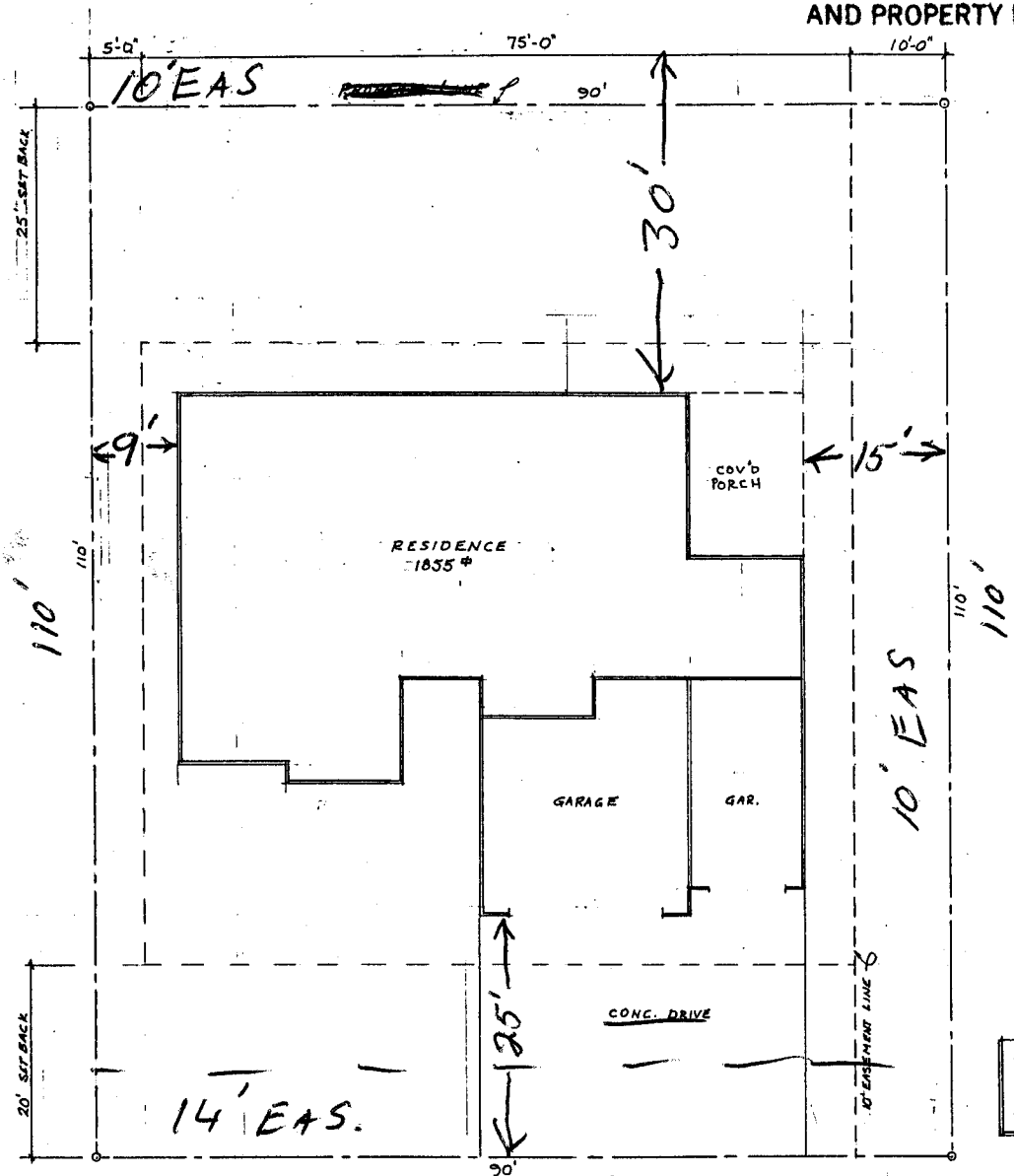
Applicant Signature Leroy Jensen Date 10-24-00  
 Department Approval C. Jane Nelson Date 10-26-00  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13501  
 Utility Accounting Debi Oberholt Date 10-26-00

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)

10/26/00

ACCEPTED *C. Faye Nelson*  
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.

90'



LEGAL DESCRIPTION:  
 LOT 10 - BLOCK 1, GRAND VIEW  
 SUBDIVISION, FILING # 4

CARL & DONNA HOCHMUTH

2814 GRAND VIEW DR

DRIVE OK  
GH

10/25/00

SITE PLAN  
SCALE 1" = 10'-0"

Grand View Dr →