

1 New Home

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



BLDG PERMIT NO. 74201

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

BLDG ADDRESS 2816 Grand View Dr TAX SCHEDULE NO. 2943-063-18-026
 SUBDIVISION GRAND VIEW SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800 -
 FILING 4 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER STERLTON CONSTRUCTION NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 10th PLACE
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT JAMES J USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Now Home

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20'/23' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' Parking Req'mt 2
 Special Conditions 10' easement on West side
 CENSUS 10 TRAFFIC 22 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 3/5/00
 Department Approval [Signature] Date 3/14/00
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12939
 Utility Accounting [Signature] Date 3-14-00

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)

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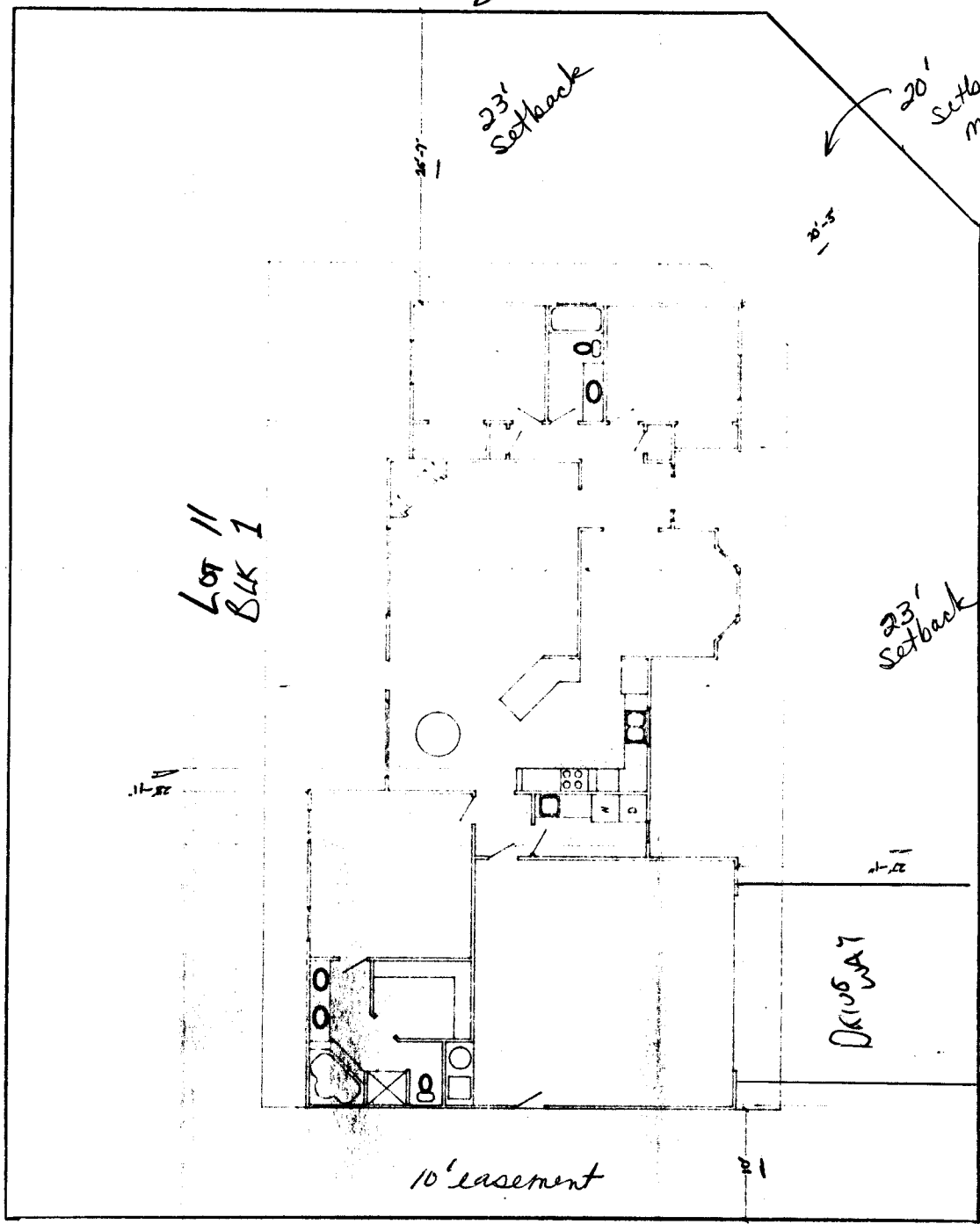
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← 110' →

Lot 11
Blk 1

23' setback

23' setback

DRIVEWAY

10' easement

← 56' →

2016
GRAND VOU DRIVE →

←

N ↑

DRIVE OK
Eric [Signature]
3/6/00

ACCEPTED SLC 3-14-00
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.