

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 74134



Your Bridge to a Better Community

BLDG ADDRESS 595 1/2 No. Granular Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2943-072-16-044 SQ. FT. OF EXISTING BLDGS 247

SUBDIVISION THE FALLS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING ONE BLK 1 LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Donald S. Rice NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2809 1/2 Bootick Hill Ave USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 241-9724 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT owner 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 PD-8 Maximum coverage of lot by structures _____

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

Side 10' from PL, Rear 0' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Acc Approval Required

CENSUS 62 TRAFFIC 28 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 Donald S. Rice Date 2-15-2000

Department Approval [Signature] Date 2/28/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12885</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/28/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

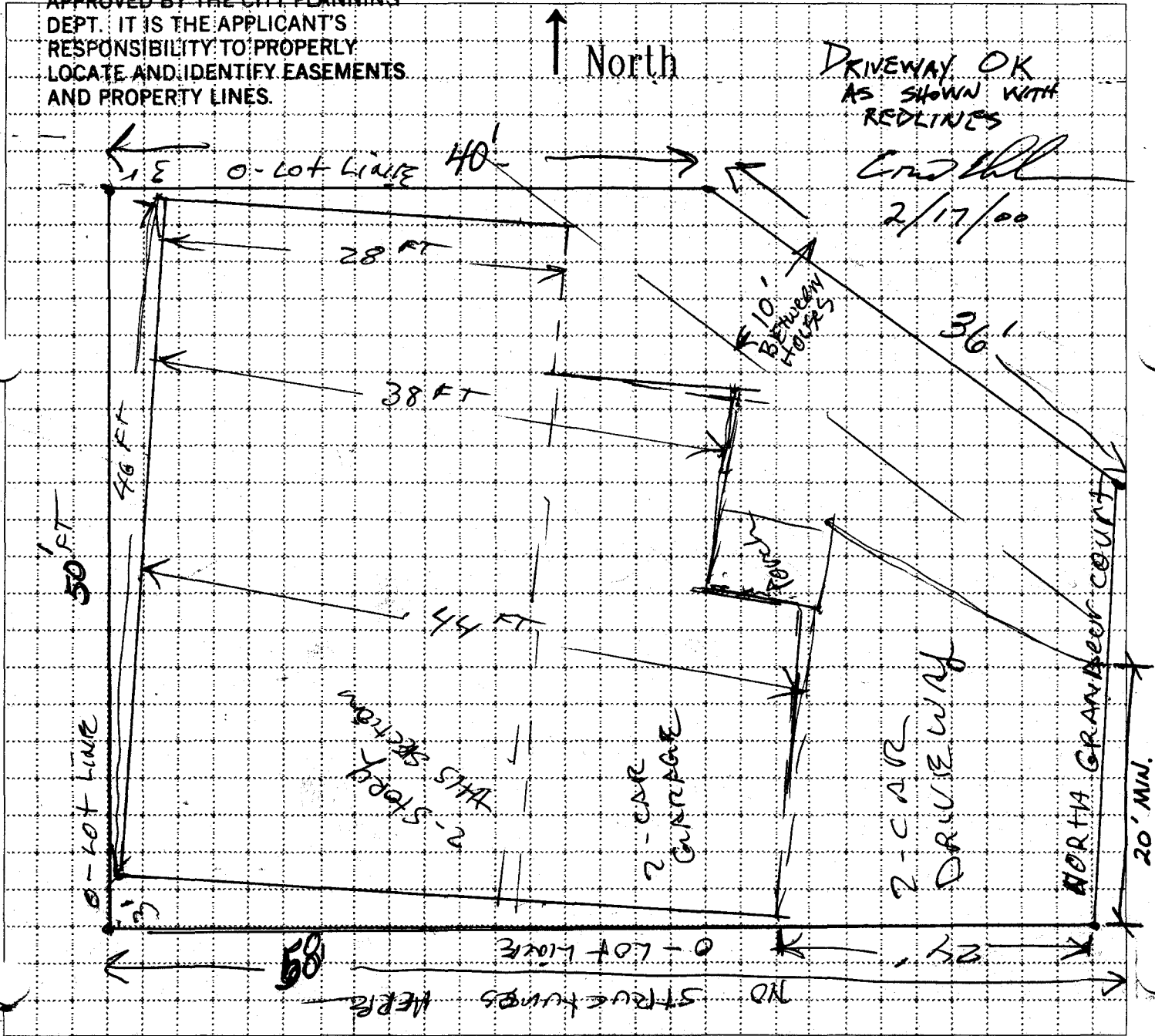
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

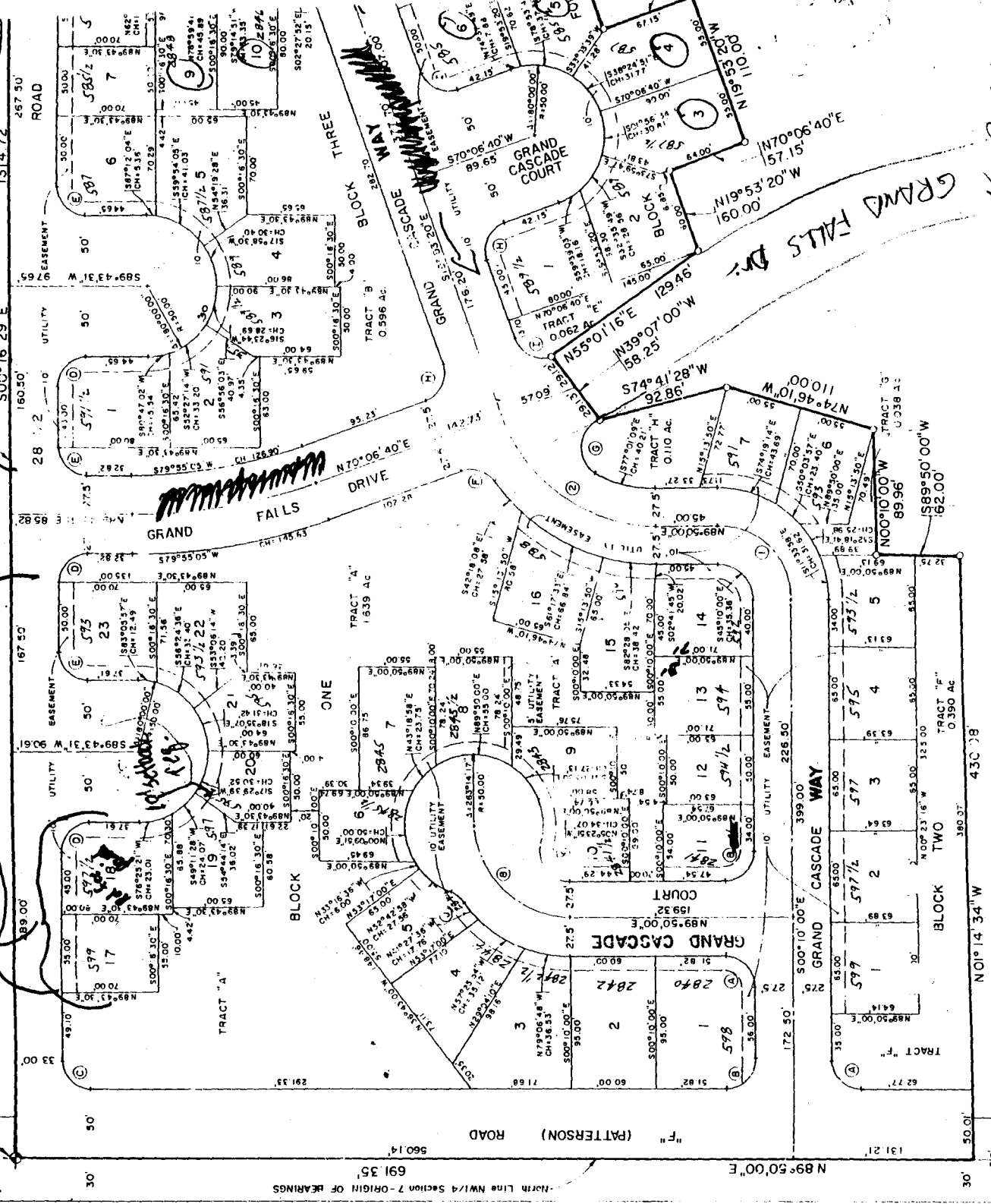
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



595 1/2 N. Grandeur Ct

THE FALLS -- FILING N AS AMENDED

No TCP for lots 1-10
 Franking 28 1/2 rd
 No TCP for circled lots
 as per Don



city fee \$750
 central Grand Valley
 sewer 1500
 ure water. 242-7491

FIRE STATION