

New Home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 74208



Your Bridge to a Better Community

FEE \$	<u>10.00</u>
TCP \$	<u>500.00</u>
SIF \$	<u> </u>

BLDG ADDRESS 799 Jordanna Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2067 1

TAX SCHEDULE NO. 2701-351-56-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Lot 2 Alpine Meadows II A Replat
of Lots 2-4 Blk. 1 & Lots 1-3 Blk. 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 2067 1

FILING II BLK - LOT 2

(1) OWNER ACCI 2000

(1) ADDRESS PO Box 511 Clifton Co

(1) TELEPHONE 434 7808

(2) APPLICANT Same

(2) ADDRESS

(2) TELEPHONE

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Residential

DESCRIPTION OF WORK & INTENDED USE New Construction
Site built

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

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 PR-4

SETBACKS: Front 20' from property line (PL)
or from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height

Maximum coverage of lot by structures

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions

CENSUS 9 TRAFFIC 6 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 Chris William Date 3-8-00

Department Approval Ronnie Edwards Date 3-8-00

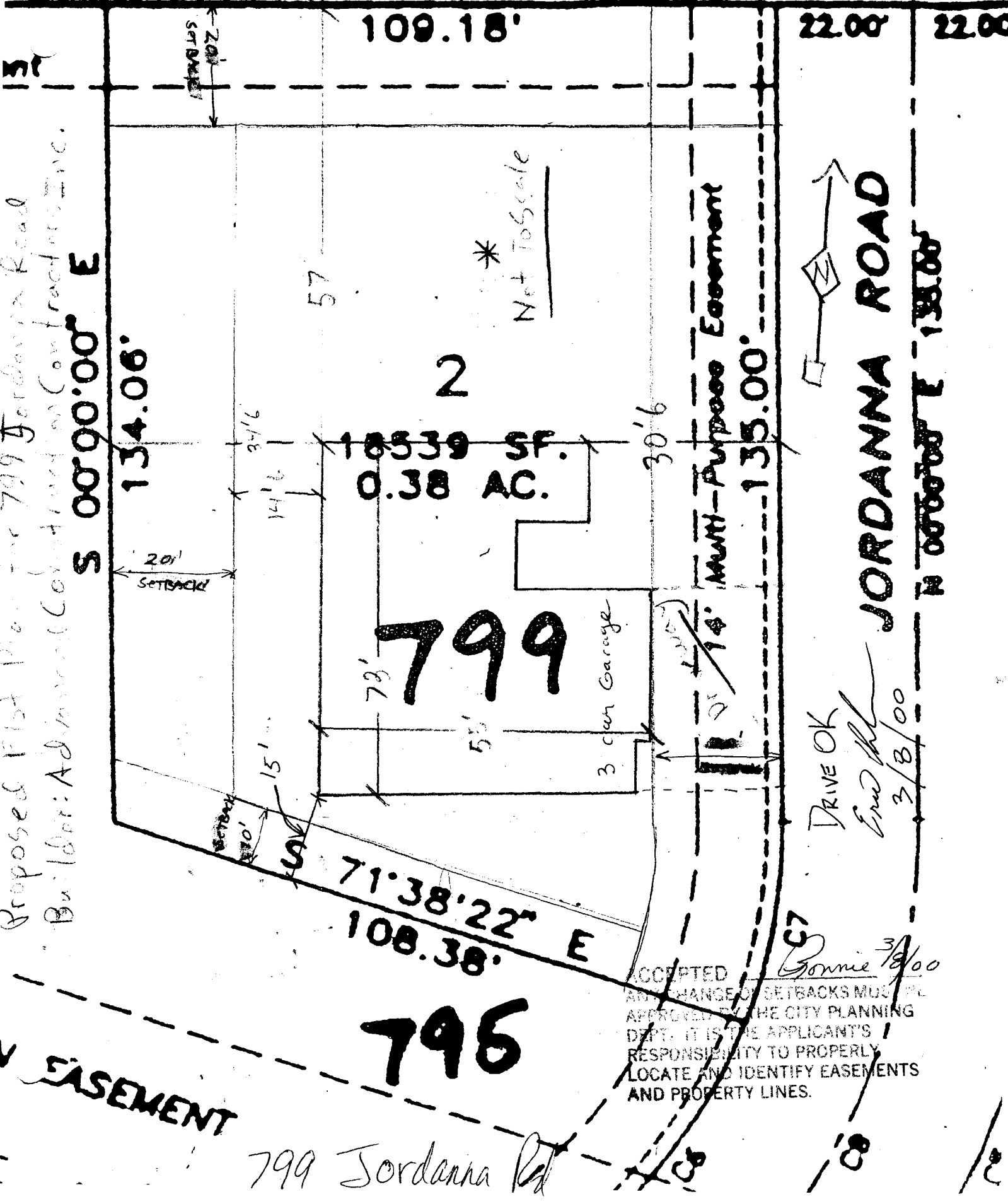
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12925

Utility Accounting Date

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)

Proposed Plat Plan for 799 Jordanna Road
Builder: Adjoint Contracting Contractors, Inc.



S 00'00"00" E

134.06'

109.18'

22.00'

22.00'

18539 SF.
0.38 AC.

2

799

3 car Garage

MULTI-PURPOSE EASEMENT

135.00'

JORDANNA ROAD

N 00'00"00" E 138.00'

71'38"22" E
108.38'

795

N EASEMENT

799 Jordanna Rd

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.

DRIVE OK

Gonnie
3/8/00

Gonnie 3/8/00