

FEE \$	1000
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77394



Your Bridge to a Better Community

BLDG ADDRESS 2691 Kimberly Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1200
TAX SCHEDULE NO. 2701-354-58-002 SQ. FT. OF EXISTING BLDGS 3000
SUBDIVISION 1st Addition to Bella Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 4,200
FILING — BLK — LOT B NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Doug + Jennifer Clary NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 2691 Kimberly USE OF EXISTING BUILDINGS residential
(1) TELEPHONE 243-1196 DESCRIPTION OF WORK & INTENDED USE move preexisting green house
(2) APPLICANT owner TYPE OF HOME PROPOSED:
(2) ADDRESS same Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE same 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 RSF-2 Maximum coverage of lot by structures 3070
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 3' to eave from PL, Rear 5' from PL Parking Req'mt _____
Maximum Height 35' Special Conditions _____
CENSUS 10 TRAFFIC 17 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 [Signature] Date 10/25/00
Department Approval [Signature] Date 10/25/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing acct. 39201</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/25/00</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)

Kimberly Dr.

N 89°59'43" E

400.40'

319.34'

200.40'

200.00'

18'

S 00°04'16" W

10' UTILITY & IRRIGATION EASEMENT AS PER ORIGINAL PLAT

FOUND #3 REBAR. REPLACED AS SHOWN

5' IRRIGATION EASEMENT AS PER ORIGINAL PLAT

14' UTILITY EASEMENT DEDICATED HEREON

2691

2695

ACCEPTED SLC 10/25/00
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.

CENTERLINE 10' SEVER EASEMENT BOOK 990 PAGE 537

20' SEVER EASEMENT DEDICATED HEREON

LOT A
0.734 ACRE

10' UTILITY & IRRIGATION EASEMENT AS PER ORIGINAL PLAT

LOT B
2.201 ACRES

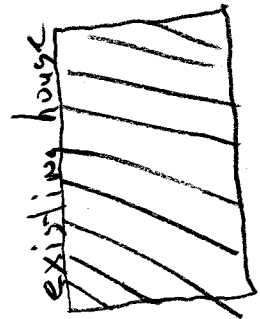
N 90°00'00" E
200.00'

FOUND #3 REBAR. REPLACED AS SHOWN

BELLA VISTA SUBDIVISION PLAT BOOK 9 PAGE 63

LOT 19

LOT 23



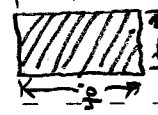
ORIGINAL LOT 4

ORIGINAL LOT 3

ORIGINAL LOT LINE

preexisting green house moved to here

10' UTILITY & IRRIGATION EASEMENT AS PER ORIGINAL PLAT



N 00°04'21" E

N 90°00'00" W

159.47'

319.37'

LOT 1, BLOCK 3, ADDITION TO BELLA VISTA SUBDIVISION

LOT 2, BLOCK 3, ADDITION TO BELLA VISTA SUBDIVISION

BEARING BASIS

400.40'

NOW OR FORMERLY
GEORGE R. SIMPSON
FRANCES SIMPSON
BOOK 1734 PAGE 445

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FRANCES SIMPSON
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