

FEE \$	10.00
TCP \$	0
SIF \$	292.00

paid 6/25/09

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 76217



Your Bridge to a Better Community

BLDG ADDRESS 676 Alameda St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2347

TAX SCHEDULE NO. 245-131-67-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Alameda East TOTAL SQ. FT. OF EXISTING & PROPOSED 2347

FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Grand Junction Property NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 332 170 Bldg USE OF EXISTING BUILDINGS 0

(1) TELEPHONE (970) 244-4000 DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) APPLICANT Ernest Wilson TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 332 170 Bldg

(2) TELEPHONE (970) 244-4000

**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-4 Maximum coverage of lot by structures 50%

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

Side 7' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 19 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).

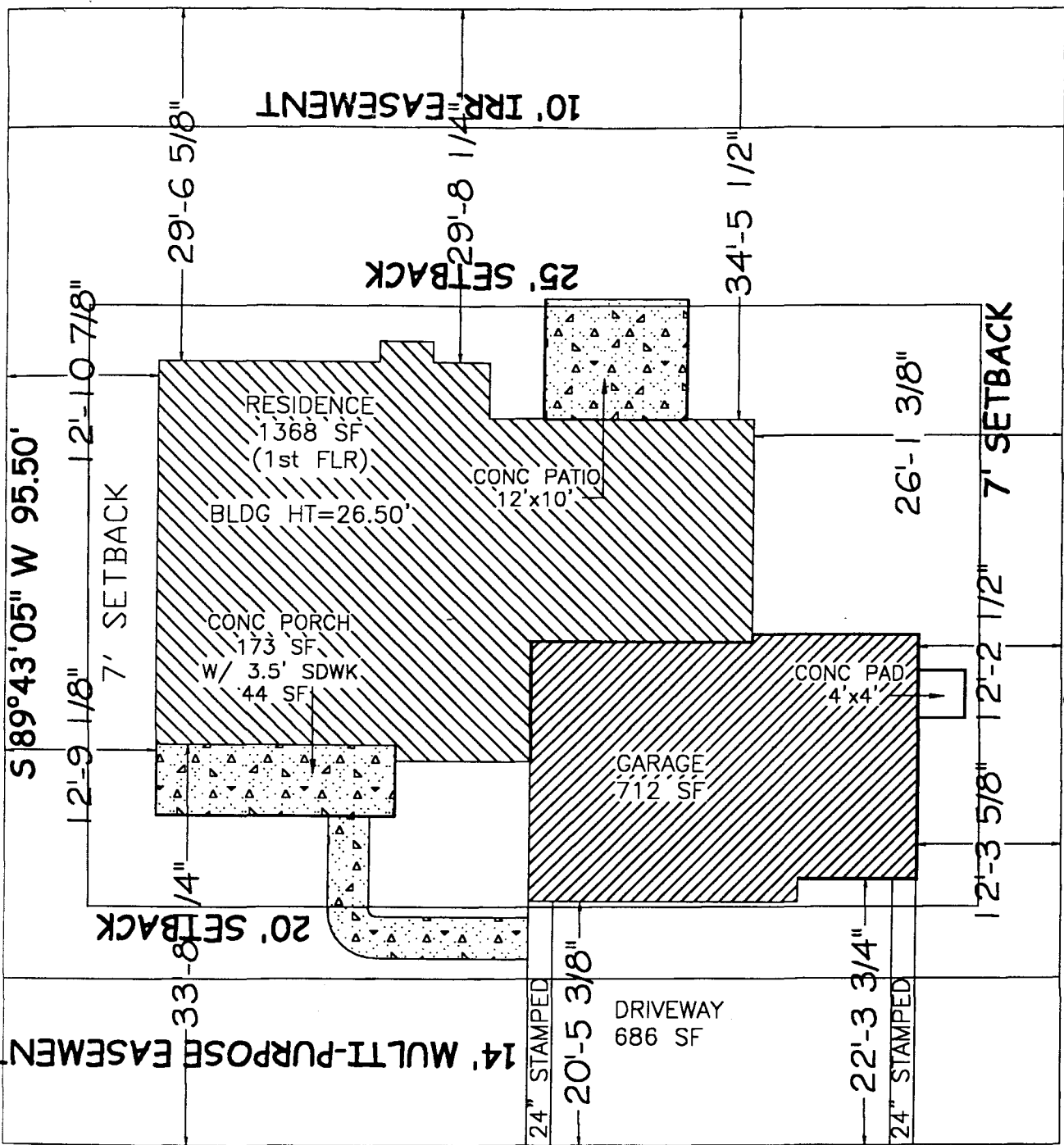
Applicant Signature [Signature] Date 8/7/00

Department Approval C. Faye Wilson Date 8/9/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12400</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/14/00</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)



678 MOONRISE CT.  
LOT 12 BLOCK 1

DRIVE OK  
24  
8/9/00

ACCEPTED *C. Jay Wilson*  
8/9/00  
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.



MOONRISE CT.