

FEE \$	10 -
TCP \$	500 -
sewer tap	750
water	1000
	2250

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

BLDG PERMIT NO. 78104



Your Bridge to a Better Community

check to City of Grand Junction 970-244-1430 Santa

BLDG ADDRESS 509 Ouray Ave West SQ. FT. OF PROPOSED BLDGS/ADDITION 3325

TAX SCHEDULE NO. 2945-151-00-038 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 3325

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER Grand Valley Colorado LLC Before: 0 After: 1 this Construction

(1) ADDRESS 1700 SW 4th Ave Ste 103 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE Portland, OR, 99201 Before: 0 After: 1 this Construction

(2) APPLICANT S+D Contracting USE OF EXISTING BUILDINGS NA

(2) ADDRESS PO Box 127 Clifton Colorado DESCRIPTION OF WORK & INTENDED USE SFR

(2) TELEPHONE 970-260-2203 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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_

or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

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

CENSUS 9 TRAFFIC 11 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).

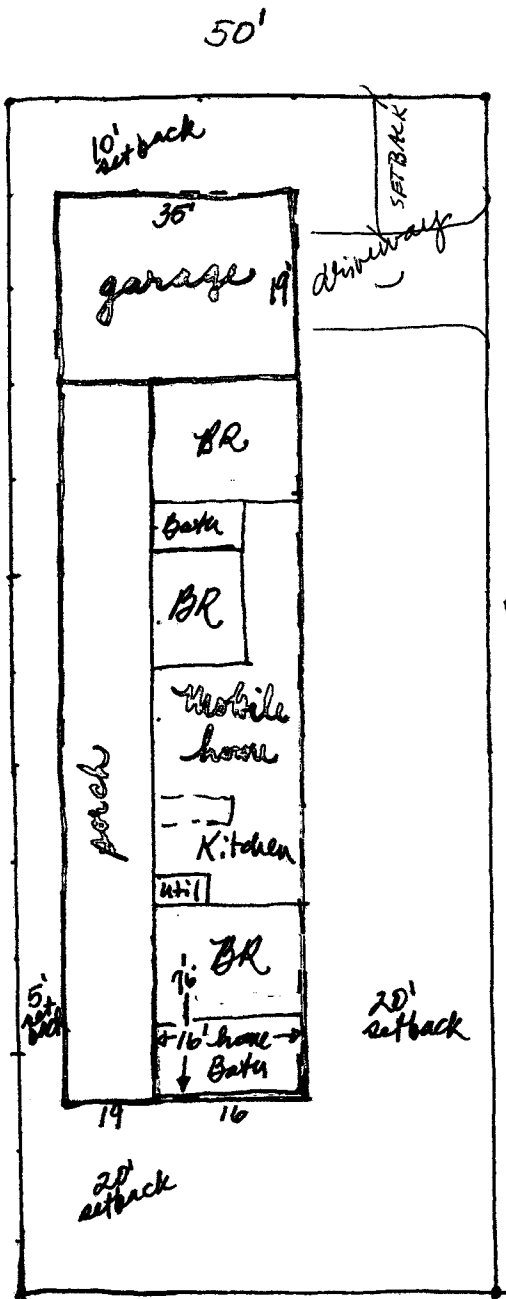
Applicant Signature AS J. Miller / S+D Contracting Date 12-6-2000

Department Approval Santa J. Costello Date 12/20/00

Additional water and/or sewer tap fee(s) are required: <u>water: \$1000 sewer: \$750</u>	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13609</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/20/00</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)



total bldg. area:  $35 \times 95 = 3325$   
 MH:  $16 \times 76 = 1216$   
 garage:  $35 \times 19 = 665$   
 porch:  $19 \times 76 = 1444$   
 3325

Land: 16,000  
 water tap:  
 sewer tap:  
 planning fee: 570

DRIVE OK  
 SIDE SETBACK MUST  
 BE 5 FT OR GREATER

David R. Dondur  
 12/20/2000

Durey Avenue West



ACCEPTED SLC 12/20/00  
 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.