

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77131



Your Bridge to a Better Community

BLDG ADDRESS 723 VICTOR DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 900 sq ft.

TAX SCHEDULE NO. 2701-354-26-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Bella Vista TOTAL SQ. FT. OF EXISTING & PROPOSED Proposed detached garage 900sqft.

FILING _____ BLK _____ LOT 7 NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

(1) OWNER Al Hymas NO. OF BUILDINGS ON PARCEL

Before: 1 After: 2 this Construction

(1) ADDRESS 723 VICTOR DR.

USE OF EXISTING BUILDINGS Single family dwelling

(1) TELEPHONE 245-7327

DESCRIPTION OF WORK & INTENDED USE Detached Garage Const. for car and boat storage.

(2) APPLICANT Talman Builders

TYPE OF HOME PROPOSED:

(2) ADDRESS 2664 Paradise Dr.

____ Site Built ____ Manufactured Home (UBC)

(2) TELEPHONE 245-3166 cell 261-4395

____ 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 RSF-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' 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 John Holman Date Sept 19, 2000

Department Approval Chaye Johnson Date 10/17/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>10-17-00</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 its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

