

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80109



Your Bridge to a Better Community

BLDG ADDRESS 2820 Dillon Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,790
 TAX SCHEDULE NO. 2943-062-35-008 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,790
 FILING 4 BLK 3 LOT 8 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Brad & Lori Class NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 610 Darlene Ct. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-0288 DESCRIPTION OF WORK & INTENDED USE New single family residence
 (2) APPLICANT J.G. Molzahn Const, Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 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-5 Maximum coverage of lot by structures 60%
 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 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 22 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 Adam E. Mojah Date 5-23-01
 Department Approval C. J. Jaye Johnson Date 6/4/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>126007</u>
Utility Accounting	<u>Robert Anover</u>		Date <u>6-4-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

