

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80703

AL



Your Bridge to a Better Community

4339822000

BLDG ADDRESS 651 GRAND VIEW DR.

SQ. FT. OF PROPOSED BLDGS/ADDITION PATIO COVER 294 SF

TAX SCHEDULE NO. 2943-062-23-004

SQ. FT. OF EXISTING BLDGS 2,160 SF

SUBDIVISION GRAND VIEW

TOTAL SQ. FT. OF EXISTING & PROPOSED 2,454 SF

FILING 2 BLK 5 LOT 1

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER GREG HOMAN

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 651 GRAND VIEW DR.

USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 257-7108

DESCRIPTION OF WORK & INTENDED USE RESIDENCE

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS SAME

Manufactured Home (HUD)
 Other (please specify) PATIO COVER

(2) TELEPHONE SAME

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 100%

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

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions

CENSUS 10 TRAFFIC 22 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 [Signature]

Date 7/16/01

Department Approval [Signature]

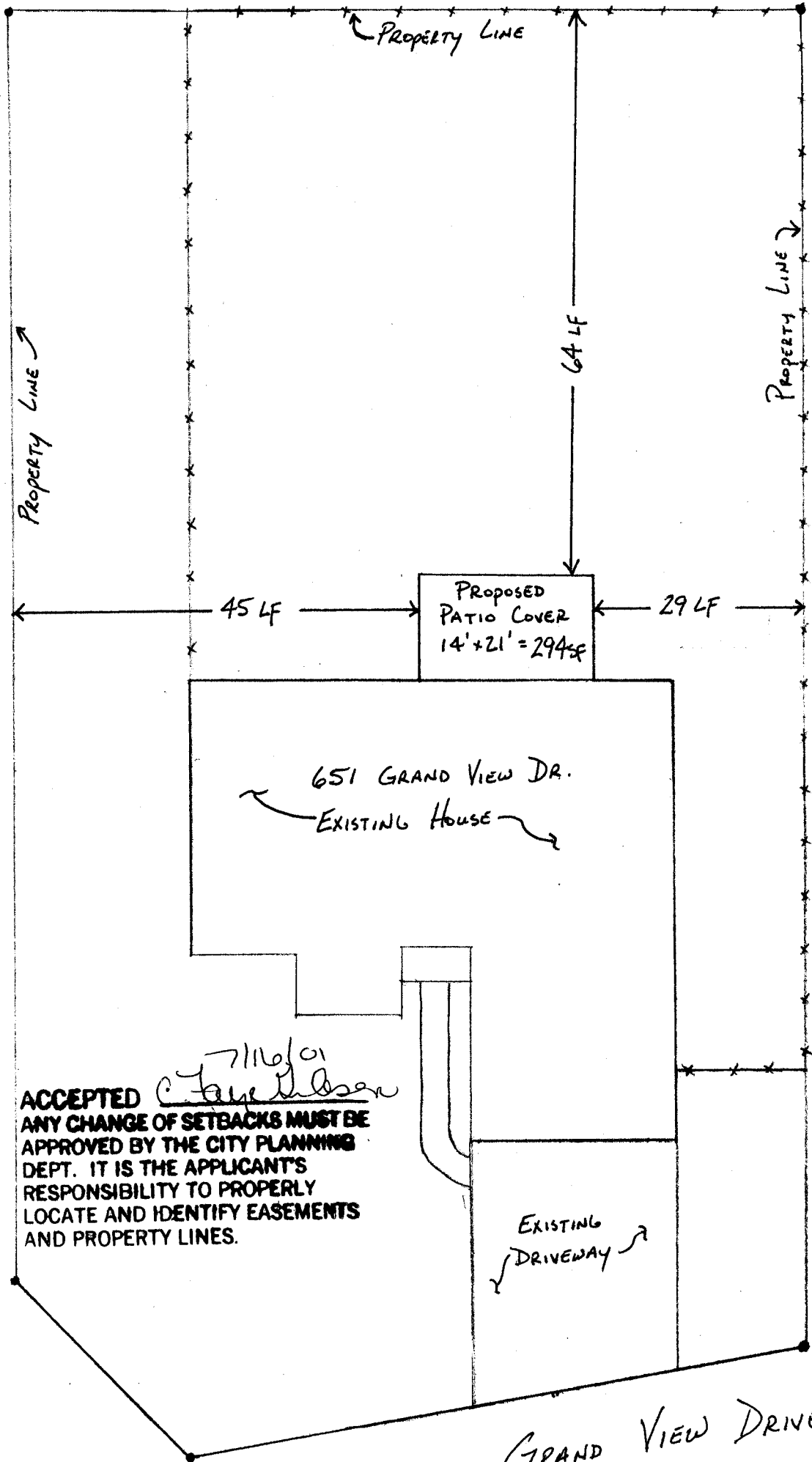
Date 7/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>		Date <u>7-16-01</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)

RIDGE DRIVE



7/11/01
 ACCEPTED *C. J. Johnson*
 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.